



£210,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

🏠 COUNCIL TAX BAND: **C**

Marston Grange Stafford

Harrow Place Marston Grange
Stafford Staffordshire



They say that 'good things come to those who wait,' and we understand that you have been patiently waiting for your dream home. Don't let this one pass you buy – you're going to be ticking lots of those boxes with three bedrooms, great location, ready move into....need we go on?

Being an excellent opportunity for first time buyers, downsizers or those looking for a rental home, the house offers an entrance hall, guest WC, rear facing lounge/dining room with views over the garden and a contemporary fitted kitchen. There are three bedrooms, a modern family bathroom and a tandem length drive for off road parking. Pick up the phone and give us a call – we don't expect this lovely home to be on the market too long!

- Modern Semi-Detached House
- Spacious Living Room
- Modern Kitchen & Guest WC
- Three Bedrooms & Family Bathroom
- Parking & Rear Garden
- Ideal Property For First Time Buyers

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Accessed through a double glazed entrance door, having stairs off, rising to the First Floor Landing & accommodation, wood effect flooring, a radiator, and internal door(s) off, providing access to;

Guest WC 6' 2" x 2' 11" (1.88m x 0.90m)

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with mixer tap. There is also a radiator, and a double glazed window to the side elevation.

Kitchen 11' 0" x 7' 3" (3.36m x 2.22m)

Fitted with a modern range of matching wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel sink with drainer & mixer tap, and appliances which include an integrated oven & hob with extractor above, and space(s) to accommodate additional appliance(s). There is wood effect flooring, a radiator, and a double glazed window to the front elevation.



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Living Room & Dining Area 14' 3" x 14' 2" (4.34m x 4.33m)

A spacious reception room with a useful storage cupboard, a radiator, and double glazed double doors leading to the garden.

First Floor Landing

Having an access hatch to the loft space, and internal door(s) off, providing access to;

Bedroom One 13' 6" x 7' 10" (4.12m x 2.38m)

A double bedroom, having a double glazed window to the rear elevation, and a radiator.

Bedroom Two 11' 10" x 7' 9" (3.60m x 2.36m)

A second double bedroom, having a double glazed window to the front elevation, and a radiator.

Bedroom Three 9' 0" x 6' 2" (2.75m x 1.88m)

Having a double glazed window to the rear elevation, and a radiator.

Bathroom 6' 2" x 6' 2" (1.89m x 1.88m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with mixer tap, and a panelled bath with a mains-fed shower over. There is tiled effect flooring, a radiator, and a double glazed window to the front elevation.

Outside Front

There are two parking spaces to the front of the property, and a paved pathway leading up to the main entrance door.

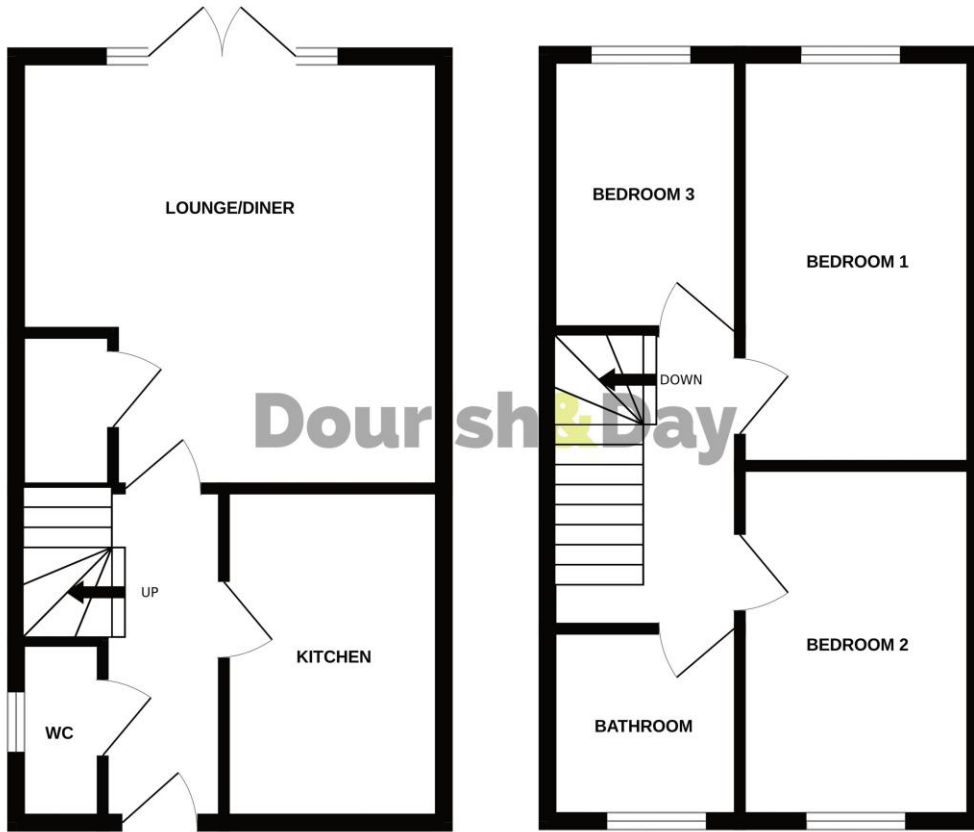
Outside Rear

An enclosed rear garden having a lawned garden area a covered decked seating area.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(81-91)	A		
(69-80)	B		84
(55-68)	C		
(49-54)	D		
(39-48)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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