

Offers in the Region  
Of £220,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

## Burton Manor Stafford

Manor Farm Crescent Burton Manor  
Stafford Staffordshire



***Look no more if you're after a spacious garden and abundant off-road parking. This beautifully presented three-bedroom semi-detached home is bound to impress!***

Inside, it features an entrance hall, living room, dining room, modern kitchen, and a delightful conservatory. Upstairs, you'll find three bedrooms and a contemporary fitted family bathroom. Outside, there's a driveway at both the front and side, along with a detached single garage. The rear garden is a highlight, boasting a generous patio and a lawn with well stocked borders, and a garden shed.

- Very Well Presented Three Bed Semi-Detached Home
- Good Sized Lounge & Dining Room
- Kitchen & Conservatory
- Driveway & Detached Single Garage
- Large Landscaped Rear Garden
- Convenient & Popular Location

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hallway

Having a double glazed front entrance door leading into the hallway having wood effect laminate flooring, a radiator and stairs off leading to the first floor landing.

## Lounge 10' 6" x 16' 8" (3.19m x 5.08m)

A spacious and beautifully presented lounge having wood effect laminate flooring, radiator, two double glazed windows to the front elevation, a feature arch into chimney breast, a solid wood fire surround with marble inset and hearth housing a coal effect gas fire and a TV point.

## Dining Room 13' 1" x 7' 5" (3.98m x 2.27m)

A good sized dining room having wood effect laminate flooring, a radiator, a double height double glazed window and double glazed French doors through to the conservatory and an opening into the kitchen.



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## **Kitchen** 6' 11" x 8' 9" (2.11m x 2.67m)

A refitted modern shaker style kitchen comprising of a range of wall mounted and base units with fitted worktop over incorporating a four ring gas hob with a stainless steel extractor canopy over, a stainless steel sink/drain unit with a chrome contemporary style mixer tap, space and plumbing for appliances. Additionally, there is an integrated eye-level oven/grill, bevelled edged ceramic splashback tiling, inset ceiling downlighting, wood effect flooring and a double glazed window to the rear elevation.

## **Conservatory** 8' 8" x 8' 8" (2.64m x 2.65m)

A good sized double glazed conservatory having fitted blinds and a Pilkington blue glass roof, wood effect flooring, double glazed double doors to the large paved seating area and good sized rear garden.

## **First Floor Landing**

Having a built-in cupboard and access to the loft space via folding wooden ladders.

## **Bedroom One** 10' 2" x 10' 4" (3.09m x 3.16m)

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

## **Bedroom Two** 10' 8" x 8' 10" (3.25m x 2.68m)

A second double bedroom having coving, wood effect flooring, a radiator, a built-in double wardrobe with mirrored sliding door and a double glazed window to the front elevation.

## **Bedroom Three** 7' 9" x 7' 7" (2.36m x 2.30m)

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

## **Bathroom** 7' 0" x 6' 0" (2.14m x 1.84m)

Fitted with a modern white suite comprising of a WC, vanity style wash hand basin with mixer tap and a panelled bath with mixer fill tap and a mains shower over. The room also benefits from having a heated towel radiator, wood effect flooring and a double glazed window to the rear elevation.

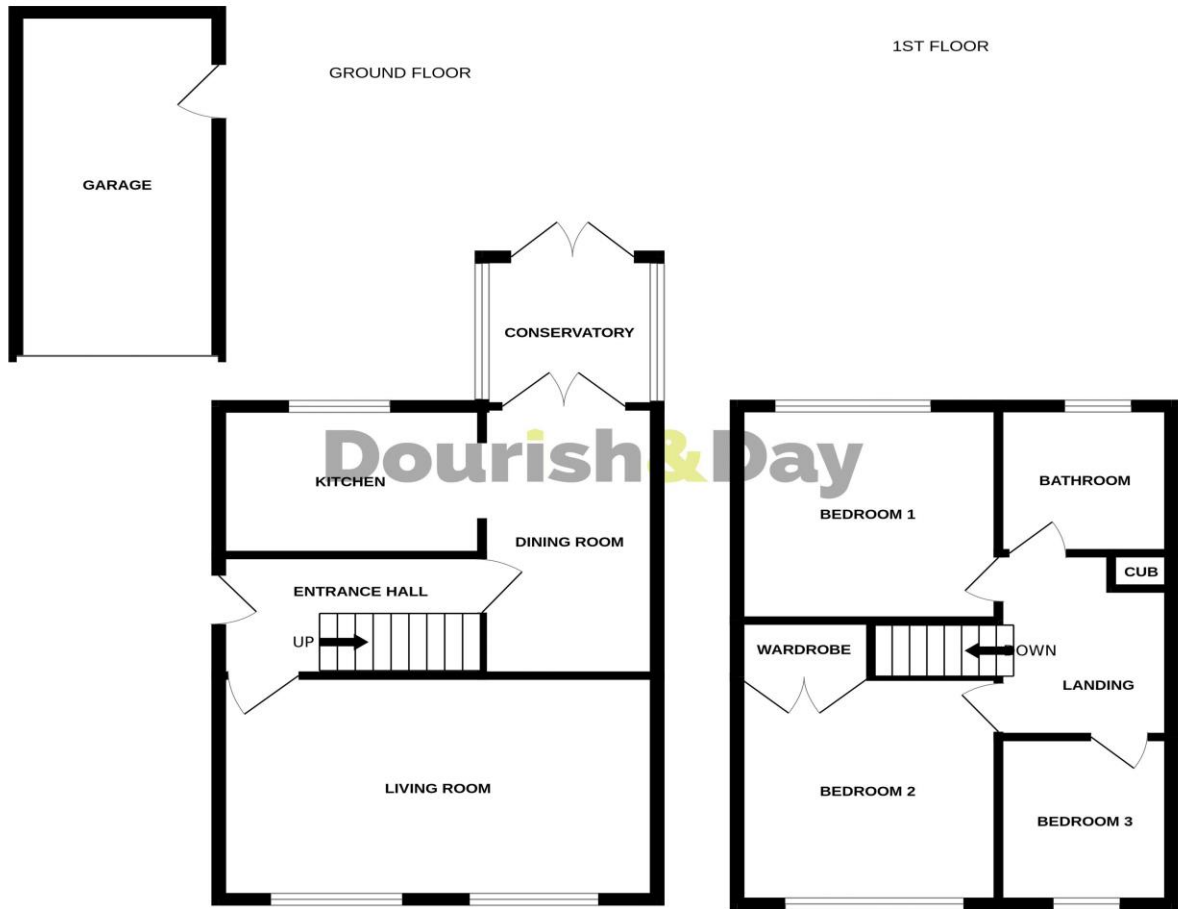
## **Externally**

The front of the property is laid mainly to tarmac, providing ample off-road parking. The driveway continues to the side leading to a detached garage and secure gated side access which leads to a large and beautifully presented rear garden having a substantial paved patio, planting beds, a large lawned area, well stocked borders, garden shed and a side access door to the detached garage.

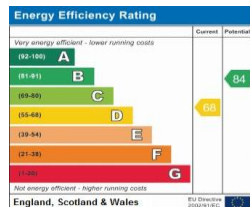
## **Detached Garage**

Having power, lighting and an up and over door to the front elevation.





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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