



£150,000

KEY TENURE: **Freehold**

EPC RATING: **C**

COUNCIL TAX BAND: **A**

## Highfields Stafford

Masefield Drive Highfields  
Stafford Staffordshire



*This good sized three bedroom property would suit a variety of buyers and has fantastic potential, as well as being situated close to excellent nearby amenities, a short distance to Stafford Town Centre and nearby schooling.*

Internally, the accommodation comprises of an entrance hallway, open-plan living room, open-plan dining room, fitted kitchen and a glazed lean to. To the first floor there are three bedrooms and a refitted bathroom. Externally, the property has a well maintained rear garden. This property is ready to make your own and is being offered with no onward chain.

- Three Bedroom Terraced Property
- Open-Plan Living Room & Dining Room
- Fitted Kitchen & Garden Lean-To
- Refitted Bathroom & Rear Garden
- Close To Shops & Amenities
- No Onward Chain!

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, and having stairs off, rising to the first floor landing & accommodation, radiator, and internal glazed door to the open-plan lounge & dining space.

## Living Room 13' 9" x 11' 3" (4.18m x 3.44m)

Having a fire surround with quartz inset & hearth housing a coal effect gas fire, ceiling coving, radiator, double glazed bow window to the front elevation, and open-plan to the dining room.

## Dining Room 7' 10" x 10' 2" (2.39m x 3.10m)

Having double glazed sliding doors to the rear elevation & lean-to, radiator, and open-plan archway into kitchen.

## Kitchen 14' 7" x 7' 9" (4.45m x 2.36m) (maximum measurements)

Having storage cupboard with shelf, worktop incorporating a stainless steel sink/drain, glazed display cabinet, base units, space & plumbing for appliances, double glazed window to the rear elevation.



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## First Floor Landing

Having an airing cupboard that houses a wall mounted gas central heating boiler, access to loft space, and internal doors off, providing access to;

## Bedroom One 11' 1" x 13' 0" (3.37m x 3.97m) maximum measurements

Having two double glazed windows to the front elevation & radiator.

## Bedroom Two 10' 11" x 10' 6" (3.33m x 3.19m)

Having a double glazed window to the rear elevation & radiator.

## Bedroom Three 6' 8" x 8' 10" (2.02m x 2.70m) maximum measurements

Having a double glazed window to the front elevation & radiator.

## Bathroom 5' 5" x 7' 7" (1.66m x 2.32m)

Having a panelled bath with folding screen & electric shower over, wash hand basin with cupboard beneath, low-level WC, radiator, ceramic tiled walls, two double glazed windows to the rear elevation.

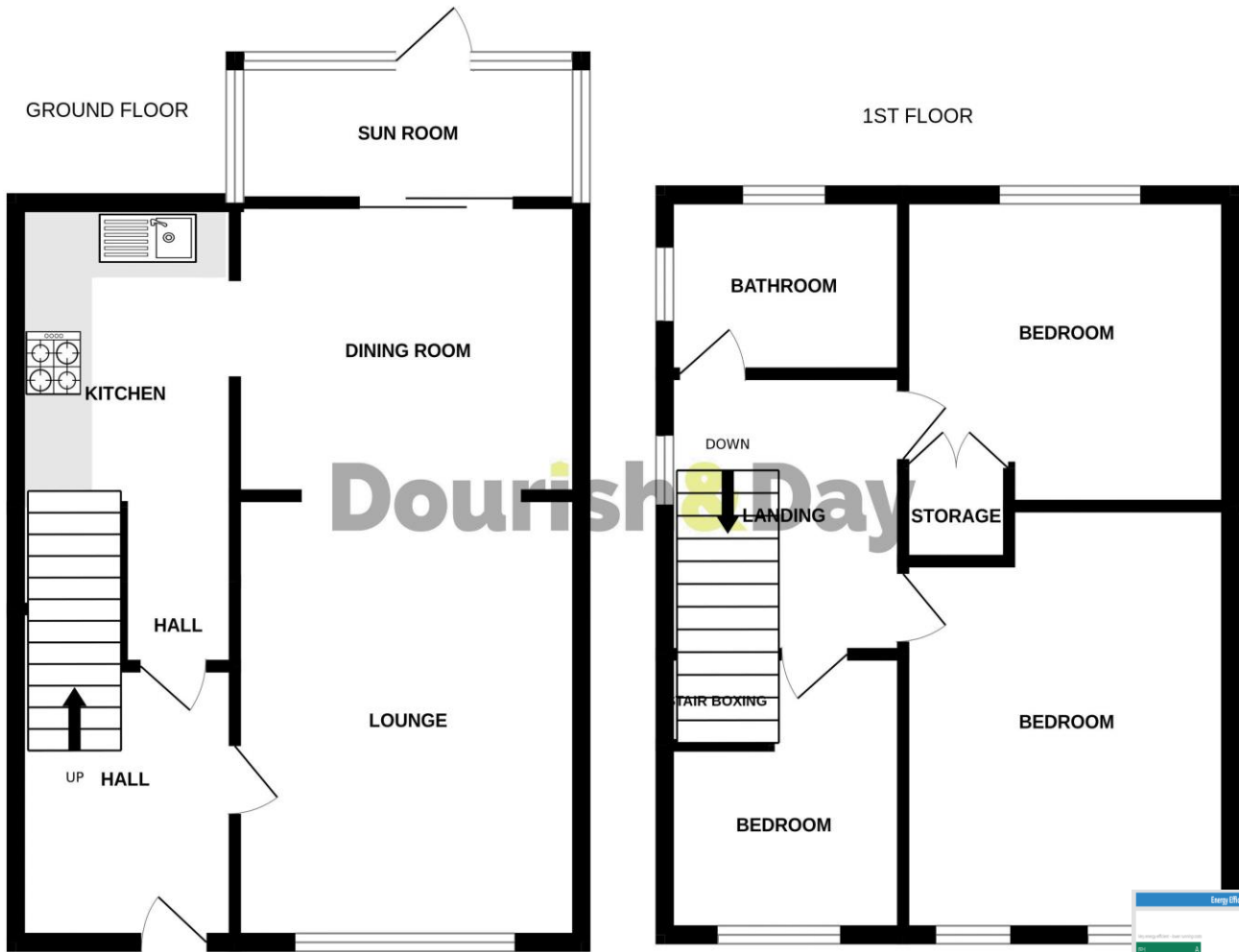
## Outside

The front of the property has a small lawned garden area & paved pathway providing access to the front entrance door. The rear garden has a paved patio seating area, laid mainly to lawn with borders & garden shed.

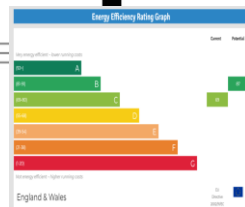
## Lean-to 6' 4" x 12' 2" (1.93m x 3.70m)

Having door to the rear garden.





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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