



£235,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **D**

## The Crossings Stafford

Abberley Grove The Crossings  
Stafford Staffordshire

***Don't leave yourself cross about missing out on The Crossings! This three storey home offers fantastic space for the money!***

The accommodation comprises an entrance hall with guest WC off, ground floor snug/bedroom four and a kitchen/diner. On the first floor is a living room with Juliette balcony and bedroom two. The second floor meanwhile has the master bedroom with its own En-suite the third bedroom and the family bathroom. To the rear is an enclosed garden plot with access to the single garage which is located behind the property with a parking space in front. This really is a home that offers space for all the family, so don't miss out and book in your viewing today!

 **4**  **2**  **1**

- Spacious Three Storey Family Home
- Living Room & Kitchen/Diner
- Four Bedrooms Spread Across all Floors
- Family Bathroom, Guest WC & En-Suite
- Enclosed Rear Garden
- Garage & Parking Space

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 secure entrance door having a double glazed window above, and having stairs off, rising to the First Floor Landing & accommodation, wood effect flooring with fitted door mat, and a radiator.

### Guest WC 3' 6" x 4' 11" (1.06m x 1.49m)

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with mixer tap. The room also has a radiator & tiled effect flooring.

### Snug/Bedroom 4 10' 1" x 8' 10" (3.07m x 2.69m)

A versatile ground floor room, having wood effect flooring, radiator, and a double glazed window to the front elevation.

### Kitchen & Dining Space 12' 9" x 10' 4" (3.89m x 3.16m)

Fitted with a matching range of eye-level, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl sink/drainers with mixer tap, and appliances which include an integrated oven with hob & hood above, and space(s) for further kitchen appliance(s). The room also benefits from wood effect flooring, radiator, a useful storage cupboard, inset ceiling downlighting, a double glazed window to the rear elevation, and double glazed double doors opening into the garden.



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## First Floor Landing

Having stairs off, rising to the Second Floor Landing & accommodation, and a radiator.

## Living Room 10' 2" x 12' 10" (3.10m x 3.91m)

A bright & spacious reception room that features two radiators, a double glazed window to the front elevation, and double glazed double doors opening out to a Juliet style balcony.

## Bedroom Two 9' 7" x 12' 10" (2.93m x 3.91m)

A double bedroom featuring two double glazed windows to the front elevation, and having a radiator, and a built-in cupboard.



## Second Floor Landing

Having a loft access point, radiator, and a built-in airing cupboard.

## Bedroom One 10' 2" x 12' 10" (3.11m x 3.91m)

A double bedroom, having two double glazed windows to the front elevation & radiator. A further internal door leads into the En-suite shower room.



## En-suite (Bedroom One) 6' 4" x 5' 11" (1.92m x 1.80m) (maximum measurements)

Fitted with a white suite comprising of a low-level WC, a vanity style wash hand basin with mixer tap above & storage beneath, and a tiled shower cubicle fitted with a mains shower. There is also an electric shaver point, tiled flooring & radiator.



## Bedroom Three 9' 9" x 5' 10" (2.96m x 1.79m)

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

## Bathroom 6' 1" x 6' 9" (1.86m x 2.05m)

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

## Outside Front

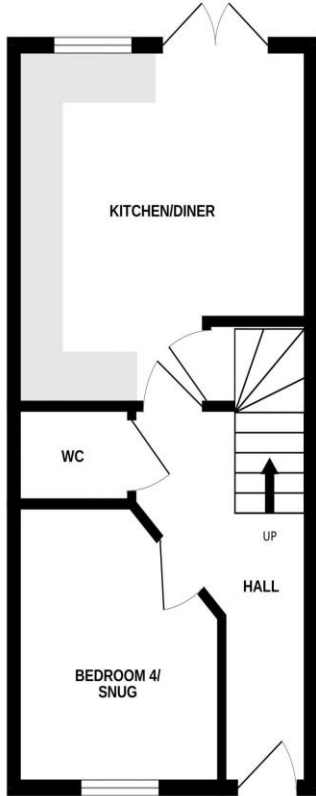
The property is approached over a gated foregarden with a paved pathway leading to the front entrance door.

## Outside Rear

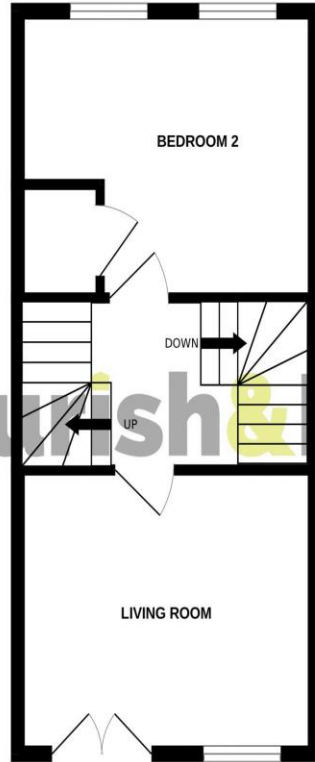
An enclosed rear garden that is laid mainly to lawn with a paved patio seating/outdoor entertaining area. There is rear gated access that leads to a parking area & garages. This particular property benefits from having a single garage & parking directly in front.



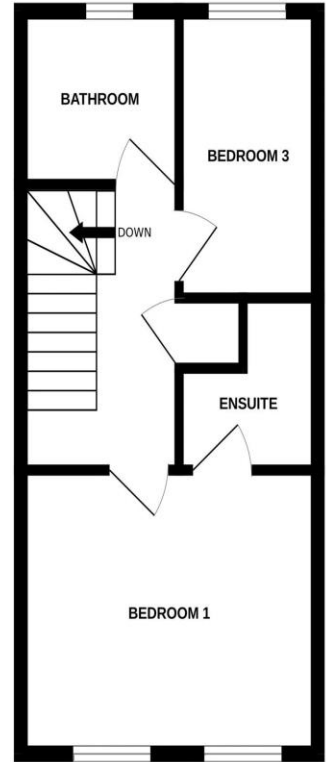
GROUND FLOOR



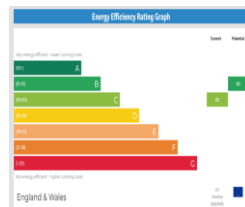
1ST FLOOR



2ND FLOOR



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