



£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!



- 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

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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

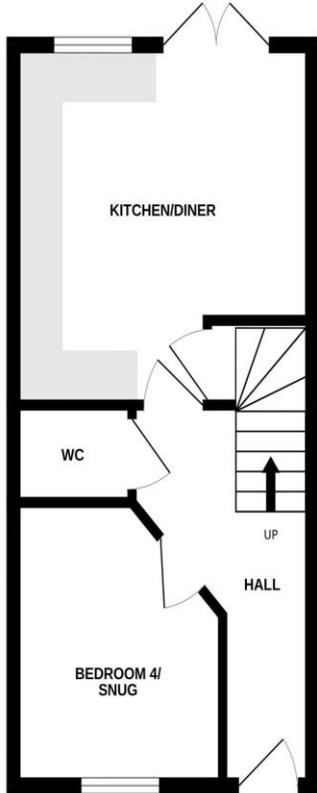
The property is approached over a gated foregarden with a paved pathway leading to the front entrance door.

Outside Rear

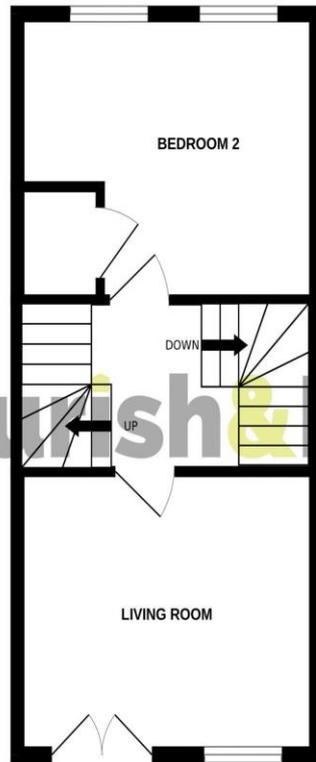
An enclosed rear garden that is laid mainly to lawn with a paved patio seating/outdoor entertaining area. There is rear gated access that leads to a parking area & garages. This particular property benefits from having a single garage & parking directly in front.



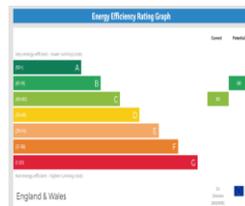
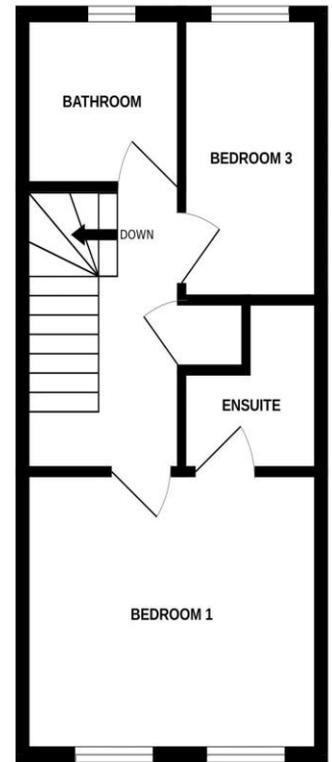
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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