



£150,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **B**

## Rising Brook Stafford

Laurel Grove Rising Brook  
Stafford Staffordshire

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*If you're looking to get onto the housing ladder and want a good sized three bedroom property with a garage and gardens to the front and rear, then we've got you covered! This three bedroom mid-terraced home is situated close to schooling, amenities, commuter links and only a short drive into Stafford Town Centre.*

Internally, the accommodation comprises of an entrance hallway, spacious living room, good sized breakfast kitchen, rear hallway and a guest W.C. to the first floor there are three bedrooms and bathroom. Externally there is a garage to the rear of the property a good sized front garden and rear garden laid mainly to paving for ease of maintenance.

- Good Sized Three Bedroom Property
- Living Room & Breakfast Kitchen
- Three Bedrooms, Bathroom & Guest WC
- Gardens Front & Rear & Garage
- Close To Amenities & Schooling
- Ideal 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, and having stairs off, rising to the First Floor Landing & accommodation, wood effect flooring, radiator, and internal door(s) off, providing access to;

## Living Room 18' 1" x 9' 11" (5.50m x 3.02m)

A spacious reception room, having wood effect flooring, a double glazed window to the front elevation, double glazed double doors to the rear elevation, and further internal door into the Rear Hallway.

## Rear Hallway

Having two spacious storage cupboards, a double glazed door to the rear garden, and further internal door to the Guest WC.

## Guest WC

Fitted with a white suite comprising of a low-level WC, and a vanity style wash hand basin with splashback tiling to the wall, chrome mixer tap & storage beneath.



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## **Kitchen** 18' 2" x 8' 10" (5.53m x 2.68m)

A spacious kitchen featuring a matching range of contemporary styled wall, base & drawer units with fitted work surfaces over, and incorporating an inset 1.5 bowl stainless steel sink/drainers with chrome mixer tap, and a range of integrated/fitted appliances which include; 4-ring gas hob with extractor above, and having space & plumbing for further kitchen appliances. There is ceramic splashback tiling to the walls, radiator, a double glazed window to the rear elevation, and a further double glazed window to the front elevation.

## **First Floor Landing**

Having an access hatch to the loft space, two built-in cupboards, one of which houses a wall mounted gas central heating boiler, and internal door(s) off, providing access to;

## **Bedroom One** 10' 11" x 13' 5" (3.33m x 4.10m)

A good sized double bedroom, having a built-in double wardrobe, radiator, and a double glazed window to the front elevation.

## **Bedroom Two** 11' 0" x 9' 1" (3.35m x 2.77m)

Having a built-in wardrobe/storage cupboard, radiator, and a double glazed window to the front elevation.

## **Bedroom Three** 5' 7" x 9' 8" (1.71m x 2.95m)

Having two built-in storage cupboards, radiator, and a double glazed window to the rear elevation.

## **Bathroom** 5' 5" x 5' 0" (1.65m x 1.53m)

Fitted with a white suite comprising of a panelled bath with chrome mixer taps, shower above & shower screen, and a pedestal wash hand basin with mixer tap. There is ceramic tiling to the walls, and a double glazed window to the rear elevation.

## **Separate WC**

Fitted with a low-level WC, and having a double glazed window to the rear elevation.

## **Detached Garage**

A single garage, having an up and over vehicle access door to the front elevation, and a further pedestrian door to the rear elevation providing access to/from the rear garden. The garage also benefits from having both power & lighting.

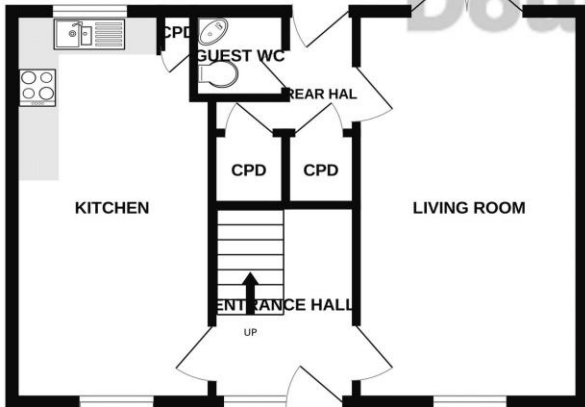
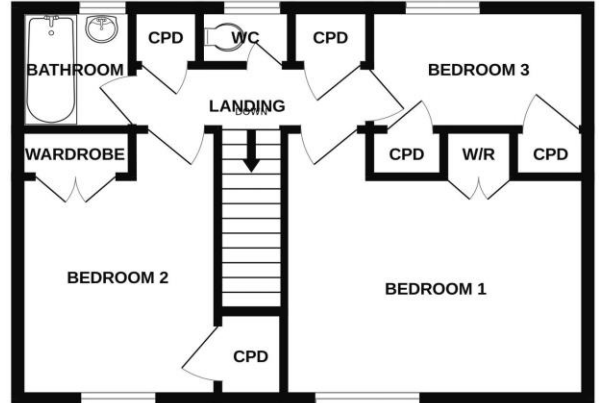
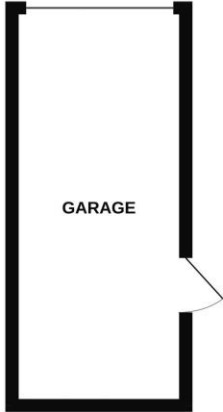
## **Externally**

To the front, the property sits behind a lawned garden area, and there is vehicular access to the rear leading to a detached single garage. There is secure rear gated access which leads to the rear garden which is mainly paved for ease of maintenance, with garden shed and decked seating area.



GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

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
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		69	88
Energy inefficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.ec.europa.eu	

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