



£90,000



TENURE: **Leasehold**



EPC RATING: **E**



COUNCIL TAX BAND: **A**

## Rising Brook Stafford

Burton Square Rising Brook  
Stafford Staffordshire



*Explore the convenience of Rising Brook with this charming three-bedroom maisonette. Positioned near local shops and just a short drive from Stafford town centre, this property offers both community amenities and easy access to shopping and transportation.*

Inside, discover a well-designed layout featuring an entrance hall, a cozy living room, a spacious dining room, and a well-appointed kitchen. Upstairs, three bedrooms and a bathroom await your comfort. With communal parking and the added bonus of no upwards chain, this maisonette is a fantastic opportunity. Call us today to secure your viewing appointment and make this property your new home!

- Three Bedroom Maisonette
- Living Room & Separate Dining Room
- Three Good Size Bedrooms & Bathroom
- Local Shops & Amenities & Close To Stafford Town
- Communal Parking Area
- 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 door with a double glazed window to the side, having stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage cupboard, wood effect laminate flooring, radiator, and internal door(s) off, providing access to;

## Dining Room 11' 8" x 8' 11" (3.55m x 2.71m)

Being open-plan to living room with wood effect laminate flooring a wall mounted electrical heater, and a double glazed window.

## Living Room 11' 8" x 13' 8" (3.55m x 4.17m)

A spacious dual-aspect reception room having an electric fire set within a wooden surround on a marble effect hearth, a wall mounted electrical heater, and double glazed windows to both the front & rear elevations.

## Kitchen 10' 10" x 8' 8" (3.29m x 2.63m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset single bowl sink/drainers with chrome mixer tap, and a range of integrated/fitted appliances including; electric single oven/grill, electric hob with hood over, and undercounter space(s) for



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further kitchen appliance(s). There is wood effect vinyl flooring, ceramic splashback tiling to the walls, a wall mounted electrical heater, a double glazed window to the front elevation.

## First Floor Landing

Having an access point to the loft space, a wall mounted electrical heater, and internal doors off, providing access to all Bedrooms & Bathroom.

## Bedroom One 11' 9" x 13' 7" (3.58m x 4.15m)

A spacious double bedroom, having wood effect laminate flooring, a wall mounted electrical heater, and a double glazed window to the rear elevation.

## Bedroom Two 10' 11" x 8' 9" (3.32m x 2.67m)

A second double bedroom, having a fitted wardrobe, an electrical wall mounted heater, and a double glazed window to the front elevation.

## Bedroom Three 7' 10" x 8' 11" (2.39m x 2.71m)

Having wood effect laminate flooring, a wall mounted electrical heater, and a double glazed window to the rear elevation.

## Bathroom 15' 5" x 5' 10" (4.70m x 1.77m)

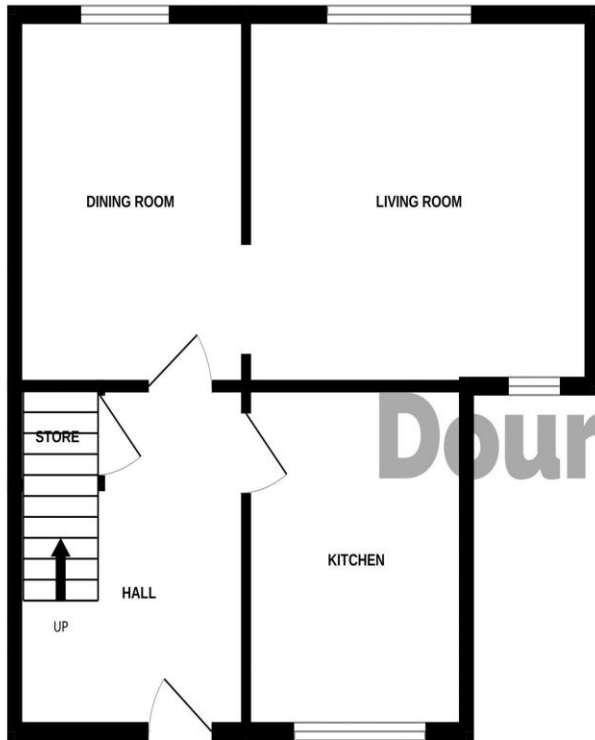
Fitted with a modern white suite comprising of a low-level WC, a vanity style wash hand basin with chrome mixer tap over, and storage beneath, and a panelled bath with mixer taps & mains-fed shower over. There is ceramic tiling to the walls, tiled flooring, and a double glazed window to the front elevation.

## Externally

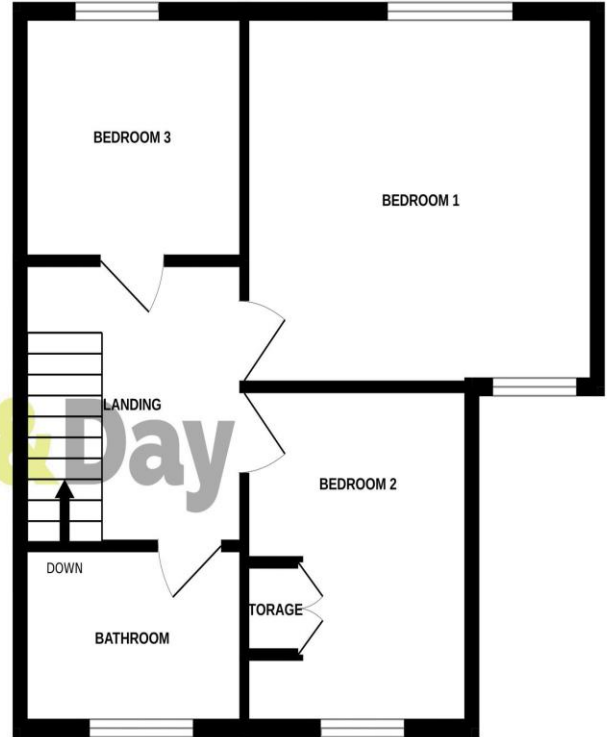
The property is approached via metal gates with a paved pathway/drive leading to the front entrance door, and there is a communal parking area.



GROUND FLOOR



1ST FLOOR



Dourish & Day

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
Very energy efficient - Great rating costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Very energy inefficient - Higher running costs			
			65
		38	
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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