



£220,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💰 COUNCIL TAX BAND: C

## Moss Pit Stafford

Manor Farm Crescent Moss Pit  
Stafford Staffordshire

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***Look no further, your property search is over, this beautifully presented, three bedroom semi detached home is sure to impress.***

Situated in a great location with easy access to Stafford Town Centres amenities, nearby schooling, shops and excellent commuter links as well as ample parking, detached garage and a good sized, private rear garden. Internally the accommodation comprises of an entrance hall, good sized lounge, dining room, kitchen and a double glazed conservatory. To the first floor there are three bedrooms and a family bathroom.

- Beautifully Presented 3 Bed Semi Detached House
- Living Room & Dining Room
- Kitchen & Double Glazed Conservatory
- Driveway And Detached Garage
- Good Sized Rear Garden
- Nearby Commuter Links & Schooling

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 composite double glazed entrance door, having wood laminate flooring, understairs storage cupboard, radiator, stairs off to the first floor landing & glazed door to lounge

## Lounge 19' 0" x 10' 9" (5.79m x 3.27m) maximum

A beautifully presented spacious lounge, having two double glazed windows to the front elevation, wood laminate flooring, coving & radiator.

## Dining Room 13' 8" x 7' 4" (4.16m x 2.23m)

A spacious dining room, having wood laminate flooring, radiator, open-plan archway into fitted kitchen & double glazed sliding doors to the conservatory.

## Conservatory 8' 9" x 8' 4" (2.66m x 2.54m)

A double glazed conservatory having wood laminate flooring, vertical wall mounted radiator, double glazed door to the side elevation leading to the private rear garden.



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## **Kitchen** 6' 11" x 8' 11" (2.11m x 2.72m)

A shaker style fitted kitchen comprising of wall, base & drawer units with work surfaces over incorporating a 4-ring gas hob with stainless steel extractor canopy over, stainless steel sink/drainer with chrome mixer tap, integrated double oven/grill, plumbing for washing machine, space for fridge/freezer, wall mounted gas central heating boiler, splashback tiling, downlights, and a double glazed window to the rear elevation.

## **First Floor Landing**

Having access to loft space, and airing cupboard with shelving.

## **Bedroom One** 9' 11" x 10' 4" (3.01m x 3.14m)

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

## **Bedroom Two** 10' 10" x 8' 9" (3.30m x 2.67m)

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

## **Bedroom Three** 7' 10" x 7' 7" (2.40m x 2.32m)

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

## **Bathroom** 6' 7" x 6' 1" (2.01m x 1.85m)

Fitted with a white suite comprising of a P-shaped bath with a curved shower screen, chrome mixer tap & shower over. There is also a pedestal wash hand basin with a chrome mixer tap, and a low-level WC. Additional features include a chrome towel radiator, ceramic tiled flooring, ceramic tiled walls, and a double glazed window to the rear elevation.

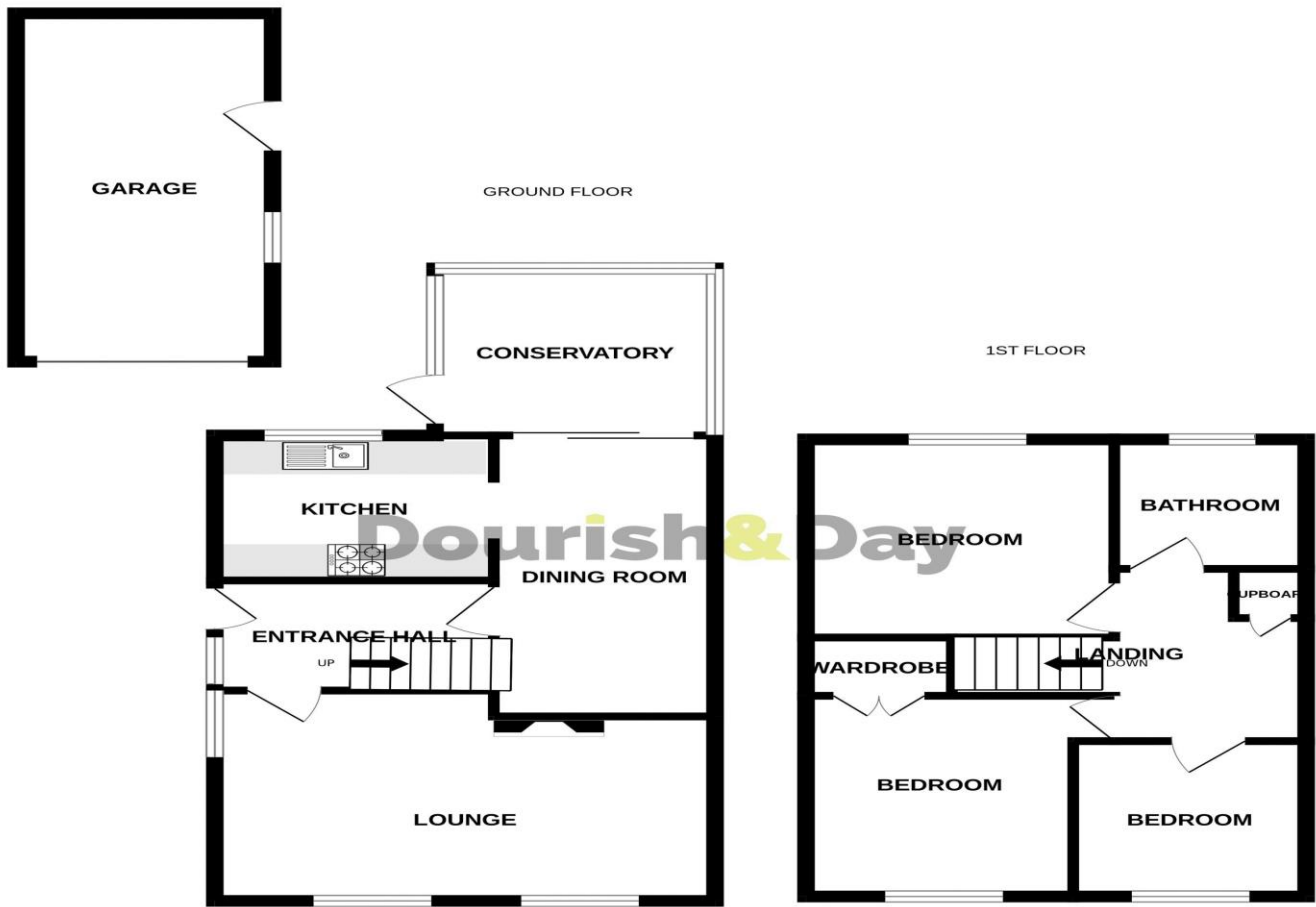
## **Outside**

The property is approached via a block paved driveway with a gravelled foregarden, ideal for additional parking. The driveway continues to the side of the property giving access to the detached garage. There is also gated access to the side leading to the private well-maintained rear garden which is laid mainly to lawn with borders, and two paved seating areas.

## **Garage**

A detached single garage with power & lighting, a side window & door to the side elevation, and an up and over garage door to the front elevation.





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 - lower running costs	(92-100)	A	
Energy efficient	(81-91)	B	
Decent	(69-80)	C	
Below average	(55-68)	D	
Needs improvement	(39-54)	E	
Poor	(21-38)	F	
Very poor energy efficient - higher running costs	(1-20)	G	

TBC

England, Scotland & Wales



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