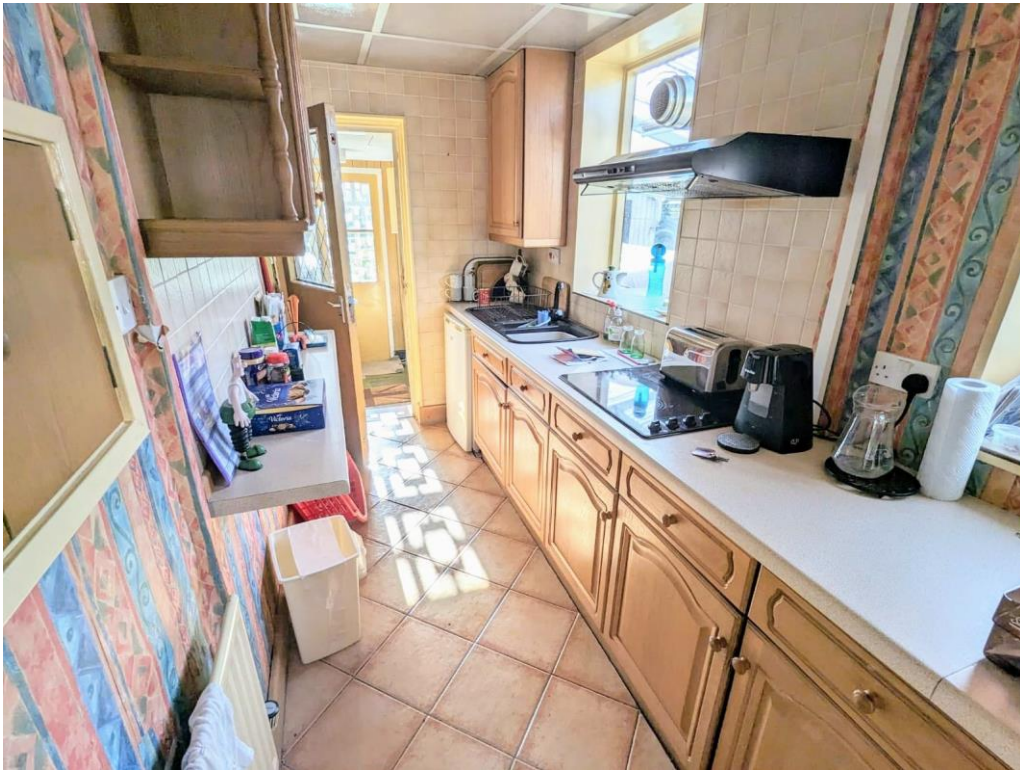




Connells

First Avenue  
Stafford





## Property Description

Connells are delighted to market for sale this three bedroom semi-detached chain free property in Holmcroft, Stafford.

Located in the market town of Stafford, this property benefits from excellent commuting links via the Stafford Train Station providing fantastic intercity connection links to Birmingham, Liverpool and London Euston.

The property briefly comprises of three Bedrooms, two reception rooms, a rear facing Kitchen, family bathrooms and front driveway for two vehicles.

## Internal

### Entrance Hallway

With staircase to the First Floor Landing and an airing cupboard a wall mounted gas central heating boiler and radiator.

### Kitchen

10' 1" Max x 5' 4" Max ( 3.07m Max x 1.63m Max )

Having two side windows, this Kitchen features a range of wall and base storage units, laminate work surfaces with inset one and a half bowl sink and drainer, electric hobs with overhead extractor, space for further appliances and access to the Utility Room.

### Lounge

11' Into Bay x 10' 10" ( 3.35m Into Bay x 3.30m )

Having a double glazed walk in bay window, an inset cast iron fireplace, wall mounted radiator and carpet throughout.

### Dining Room

14' 7" x 10' 7" ( 4.45m x 3.23m )

Having a double glazed door and two double glazed windows to rear, this spacious Dining Room features a wall mounted radiator, gas fireplace and carpet throughout.

### Utility

5' 11" x 6' 10" ( 1.80m x 2.08m )

Having laminate works surfaces with under counter space for appliances, wall mounted radiator and rear garden access.

## Landing

### Bedroom One

14' 1" Into Bay x 10' 1" ( 4.29m Into Bay x 3.07m )

This double bedroom benefits from a UPVC double glazed walk in window to front, a fitted triple wardrobe with boiler, wall mounted radiator and carpet throughout.

### Bedroom Two

11' x 8' 1" ( 3.35m x 2.46m )

Having a UPVC double glazed window to rear, fitted double wardrobes, wall mounted radiator and carpet throughout.

### Bedroom Three

7' 1" x 6' ( 2.16m x 1.83m )

Having a UPVC double glazed window to rear, wall mounted radiator and carpet throughout.

## Family Bathroom

Having a UPVC double glazed window to front, this Wet Room features an electric shower, WC, wash hand basin, wall mounted chrome towel radiator and shaver points.

## External

Having a blockpaved driveway to front and a lawned rear garden with paved seating area, planting borders and two ponds.

## Garage / Workshop

15' 10" x 12' 11" ( 4.83m x 3.94m )

Currently being utilised as a workshop area, having double timber garage doors to the front elevation and power and lighting fitted throughout.









To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD106278](https://connells.co.uk/Property/STD106278)**



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Property Ref: STD106278 - 0002