



Connells

Alliance Street
Stafford



Property Description

CONNELLS ESTATE AGENTS present for sale this two bedroom end-terraced property on the outskirts of the market town of Stafford. The property is ideally located within walking distance of the town centre as well as local amenities and facilities. The property is 1.1 miles from the M6 motorway network and 1.3 miles from the Stafford Railway Station offering connections to Birmingham, Manchester and London Euston.

The property is well presented throughout and briefly comprises of an entrance hallway, lounge, fitted kitchen and utility room all located on the ground floor, with stairs leading to first floor landing, two bedrooms and family bathroom.

Externally there is on street parking to the front, with the landscaped rear garden boasting decorative gravel area over two tiers, storage shed and outdoor tap.

Internally

Entrance Hallway

Having front door access, stairs leading to first floor landing and doors into;

Lounge

11' 1" x 10' 4" (3.38m x 3.15m)

Having double glazed window to front, decorative fireplace, radiator and carpet flooring.

Dining Room

11' 8" x 10' 7" (3.56m x 3.23m)

Having double glazed window to rear, open fireplace, radiator and terracotta tiled flooring.

Kitchen

7' 6" x 6' 2" (2.29m x 1.88m)

Having double glazed window to rear and door to side, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, stainless steel sink and drainer, electric oven with four ring induction hob, part tiled walls and terracotta tiled flooring.

Utility Room

8' 3" x 7' (2.51m x 2.13m)

Having window to rear, door into rear garden and full power/lighting.

Landing

Having stairs leading to first floor landing and carpet flooring.

Bedroom One

14' x 11' (4.27m x 3.35m)

Having double glazed window to front, radiator and carpet flooring.

Bedroom Two

11' 8" x 8' 4" (3.56m x 2.54m)

Having double glazed window to rear, fitted wardrobes, radiator and carpet flooring.

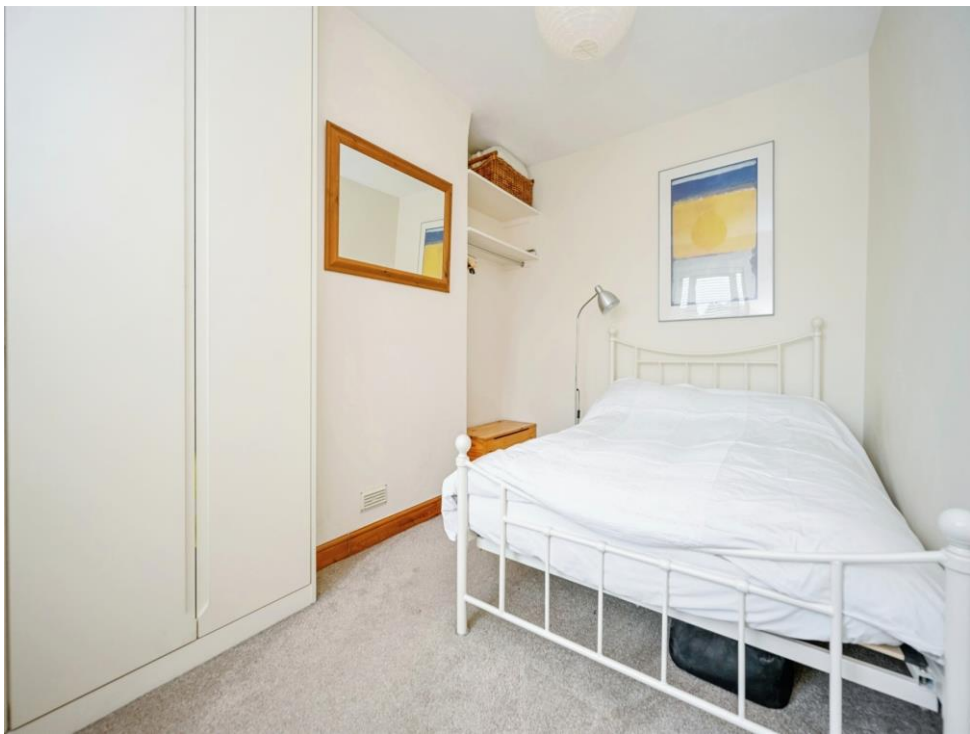
Bathroom

Having double glazed window to rear, W.C, wash hand basin and bath with electric shower overhead.

Externally

Externally there is on street parking to the front, with the landscaped rear garden boasting decorative gravel area over two tiers, storage shed and outdoor tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Unit 3C, Salter Street
 STAFFORD ST16 2JU

EPC Rating: Awaited

view this property online connells.co.uk/Property/STD106132

Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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