



Not for marketing purposes INTERNAL USE ONLY

Lancaster Road
Stafford



Property Description

CONNELLS ESTATE AGENTS are delighted to market for sale this chain free four bedroom detached family home positioned on a highly sought after cul-de-sac in. Located within close proximity of both the town centre of Stafford and the M6 motorway network, the property is in prime location for commuting with rail links direct from Stafford to Manchester, Birmingham and London Euston. The thriving market town also offers a wide range of shops, restaurants and entertainment facilities with ample schooling opportunities.

This property is beautifully presented throughout and comprises of an Entrance Hallway, Lounge, modern fitted Kitchen-Diner, Utility, Conservatory and Downstairs Cloakroom on the ground floor; with four Bedrooms and a Family Bathroom on the first floor.

Situated at the end of a highly desirable cul-de-sac, this property benefits from a double width tarmac driveway to the front and a private landscaped garden to the rear.

Internal

Entrance Hallway

Lounge

17' 9" x 13' 5" (5.41m x 4.09m)

Having a UPVC double glazed walk in bay window to the front, this spacious Lounge benefits from a feature marble fireplace with coal effect gas fire, a wall mounted radiator, ceiling rose with decorative coving and carpet throughout.

Kitchen-Diner

10' 6" Max x 16' 5" Max (3.20m Max x 5.00m Max)

Having a UPVC double glazed window to rear and UPVC double glazed sliding patio doors into the Conservatory, this Kitchen-Diner features a range of modern wall and base units, laminate work surfaces with matching upstands alongside an inset stainless steel one and a half bowl sink and drainer. The Kitchen also benefits from a range of integrated appliances including a fridge, dishwasher, microwave, electric oven with four gas burners and extractor hood above, partially tiled walls and inset spotlights.

Utility

13' 2" Max x 8' 2" (4.01m Max x 2.49m)

Having a UPVC double glazed bay window to rear, this separate Utility Room also features modern high gloss wall units with laminate work surfaces with matching upstands, plumbing for a washing machine, a wall mounted radiator and a UPVC double glazed

door to the landscaped rear garden.

Downstairs Cloakroom

Having a UPVC double glazed window to the side, this Downstairs Cloakroom benefits from a W.C, wash hand basin with tiled splashback and a wall mounted radiator.

Conservatory

10' 8" x 9' 7" (3.25m x 2.92m)

Entered via the Kitchen-Diner, this fully double glazed Conservatory benefits from double french doors leading into the garden, a ceiling fan with light and terracotta tiled flooring throughout.

First Floor Landing

Bedroom One

23' 10" x 8' (7.26m x 2.44m)

This huge Bedroom runs the full depth of the first floor with dual aspect front and rear UPVC double glazed windows.

Bedroom Two

14' 8" x 8' 11" (4.47m x 2.72m)

Having a UPVC double glazed window to front, this spacious double Bedroom features built in sliding door wardrobes, a wall mounted radiator and carpet throughout.

Bedroom Three

11' 4" x 9' 5" (3.45m x 2.87m)

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

Bedroom Four

7' 11" x 7' 3" (2.41m x 2.21m)

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

Family Bathroom

Having a UPVC double glazed window to rear, this Family Bathroom benefits from a Bath with connected shower hose, separate shower cubicle with mains pressure shower, WC, wash hand basin, bidet, partially tiled walls, wall mounted radiator and tiled flooring throughout.

External

Nestled at the end of a highly sought after and peaceful cul-de-sac on Lancaster Road in Stafford, this well-presented family home offers the perfect blend of privacy and convenience. The property boasts a generous double width tarmac driveway leading to the Garage, a lawn area and side gated access which benefits from a lawn, two slabbed seating areas, storage shed and outdoor tap.

Garage

17' 2" x 8' 2" (5.23m x 2.49m)

Accessed via the double width tarmac driveway, the integral Garage features a manual up and over door and is fitted with power and lighting.









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

T 01785 243356
E stafford@connells.co.uk

Unit 3C, Salter Street
 STAFFORD ST16 2JU

EPC Rating: C

Tenure: Freehold

[check out more properties at connells.co.uk](http://connells.co.uk)



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STD106373 - 0002