



**Connells**

Manor Farm Crescent  
Stafford





## Property Description

Connells are delighted to bring to market this three bedroom semi-detached home located on Manor Farm Crescent situated at the end of the row overlooking a corner plot. This spacious home offers perfect living for people looking to up-size, first time buyers or investors with commuting links to the M6 a short drive away, there is also easy access to Stafford train station and local bus links. This property is also local to schools and other amenities.

In brief the property consists of: Entrance Hallway, Lounge, Diner and Kitchen with the first floor offering three bedrooms and a family bathroom. Externally the front offers a slab paved driveway providing parking with a lawn area whilst the rear garden offers a lawn area with patio and a mixture of shrubs.

## Internally

### Entrance Hallway

Having a UPVC double glazed door to the side into entrance hallway, doors leading to lounge and dining room, radiator and carpet flooring.

### Lounge

10' 6" x 16' 8" ( 3.20m x 5.08m )

Having three UPVC double glazed windows to front and side, radiator and carpet flooring.

### Dining Room

7' 5" x 12' 3" ( 2.26m x 3.73m )

Having a UPVC double glazed sliding patio door to rear, open archway to kitchen, radiator and carpet flooring.

### Kitchen

6' 11" x 8' 9" ( 2.11m x 2.67m )

Having a UPVC double glazed window to rear and side, this kitchen offers wall and base units incorporating worksurfaces over, splash back tiling, stainless sink drainer, free standing oven and hob, space for utilities under and laminate flooring.

## First Floor Landing

Having stairs leading from entrance hallway to first floor landing, carpet flooring and doors leading to:

### Bedroom One

10' 4" x 8' 11" ( 3.15m x 2.72m )

Having UPVC double glazed window to rear and side over looking the corner plot, radiator, fitted wardrobes and carpet flooring.

### Bedroom Two

10' 11" x 8' 11" ( 3.33m x 2.72m )

Having a UPVC double glazed window to front, radiator and carpet floor.

### Bedroom Three

7' 8" x 7' 6" ( 2.34m x 2.29m )

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

## Bathroom

Having a UPVC double glazed window to rear, W.C, wash hand basin, radiator, bath and shower screen with shower over, part tiled walls and lino flooring.

## Externally

### Front

Having a slab driveway providing parking for multiple vehicles, access to garage and lawn area.

### Rear

Enclosed rear garden mostly laid to lawn, with a patio seating area and a mixture of shrubs.

### Garage

15' x 7' 11" ( 4.57m x 2.41m )

Having double garage doors to the front with access door to the rear garden, the garage provides power and lighting. The garage also houses the newly fitted boiler.



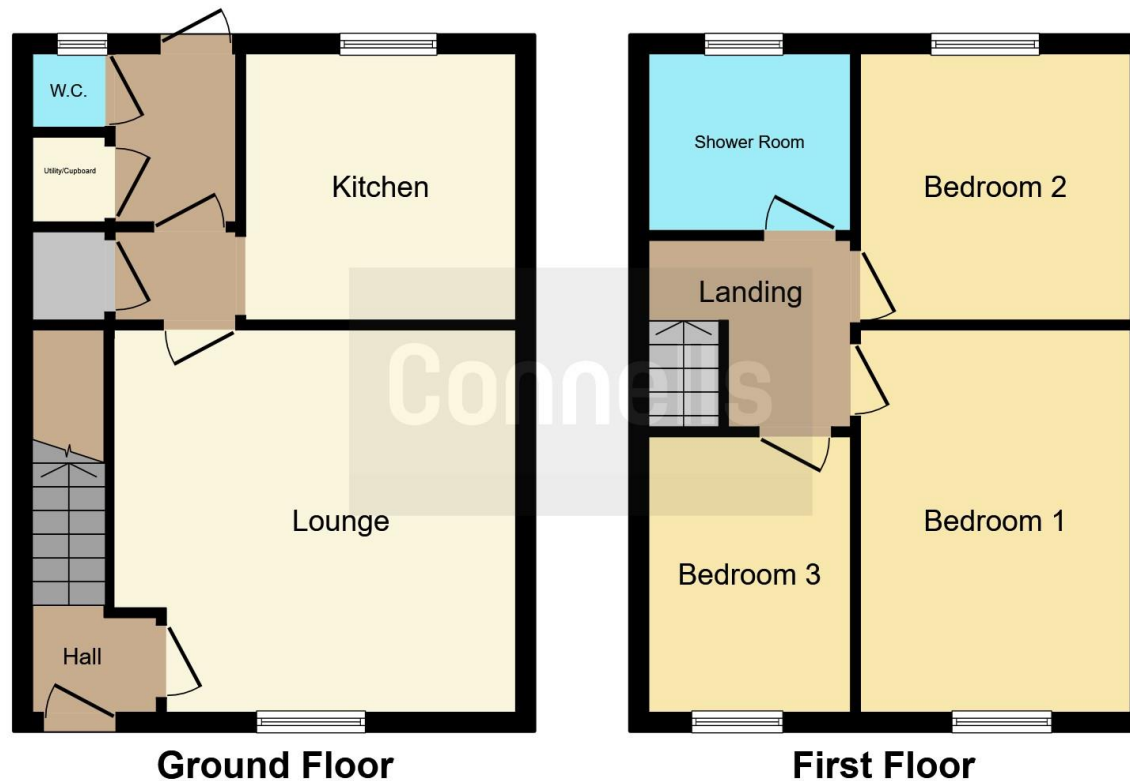












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01785 243356**  
**E [stafford@connells.co.uk](mailto:stafford@connells.co.uk)**

Unit 3C, Salter Street  
 STAFFORD ST16 2JU

**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/STD106973](http://connells.co.uk/Property/STD106973)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STD106973 - 0003