





Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this well presented two bedroom semi-detached home located in the popular Catle Riidge area of the market town of Stafford. It is ideally situated close to local shops, amenities and schools with ample commuting opportunities via local bus links, the M6 motorway network and rail links with direct lines to Manchester, Birmingham and London.

The property briefly comprises of a entrance hall, lounge, kitchen, garden room, two bedrooms and a bathroom.

Externally to the front there is a driveway, access in to garage via up and over door and access to rear garden via gate.

To the rear there is a patio area and separate lawn.

Internally

Entrance Hallway

Having a UPVC part double glazed door to the front, UPVC double glazed window to the side, radiator.

Lounge

14' 2" x 12' 4" (4.32m x 3.76m)

Having a UPVC double glazed window to the front and side, electric fireplace and radiator.

Kitchen / Diner

14' 2" x 8' 9" (4.32m x 2.67m)

Having a UPVC double glazed window to the rear and side, UPVC double glazed door to the conservatory, gloss finish fitted kitchen with wall and base units, sink and drainer, laminate work surfaces, induction hob, intergrated electric oven, plumb for dish washer, part tiled walls, cooker hood with stainless steel splash back, space for fridge/freezer in under stairs pantry and radiator.

Conservatory

Being a part UPVC part brick construction build, UPVC double glazed door to rear and windows to rear and side, laminate flooring and opening to storage area.

Landing

Having carpet flooring, loft access and doors to;

Bedroom One

13' 2" x 10' 3" (4.01m x 3.12m)

Having a UPVC double glazed window to the front, built in wardrobes, radiator, telephone point and carpet flooring.

Bedroom Two

9' 2" x 8' 3" (2.79m x 2.51m)

Having a UPVC double glazed window to the rear, radiator, airing cupboard hosing boiler and carpet flooring.

Bathroom

Having a UPVC double glazed window to the rear, wash hand basin, bath with shower over, WC, lino flooring, fully tiled and radiator.

Externally

Front

Having a concrete driveway, lawn, access in to garage via up and over door and access in to garage through side gate

Rear

Having a patio area and separate lawn area.

Garage

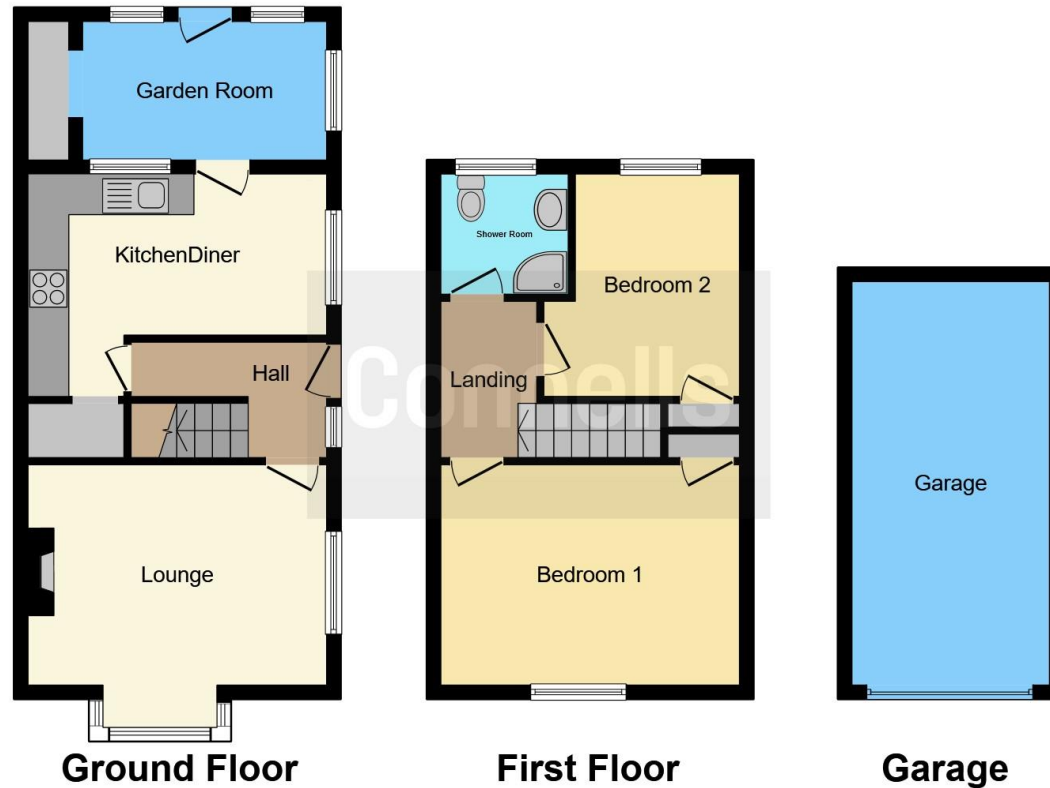
16' 3" x 8' 3" (4.95m x 2.51m)

Having power, lighting, up and over door, double glazed window to the rear.









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
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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