



Connells

Alliance Street
Stafford



Property Description

CONNELLS ESTATE AGENTS present for sale this two bedroom mid-terraced property situated on the sought after Alliance Street, 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 immaculately 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 to the front there is a paved courtyard with on street parking, with the rear garden boasting both paved patio seating area and a lawn with decorative slate border.

Internally

Entrance Hallway

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

Lounge

10' 9" x 10' 9" (3.28m x 3.28m)

Having double glazed window to front, gas fireplace with wooden surround and mantel, radiator and wooden flooring.

Kitchen

11' 9" x 10' 9" (3.58m x 3.28m)

Having double glazed window to rear, this fitted kitchen offers a range of wall and base units incorporating wooden work surfaces over, stainless steel sink and drainer with mixer tap, electric oven with four ring gas hob, space for upright fridge/freezer, radiator and wooden flooring.

Utility Room

7' 4" x 6' (2.24m x 1.83m)

Having double glazed window to rear, a range of wall and base units incorporating wooden work surfaces over, space and plumbing for washing machine, tumble dryer and dishwasher, wooden flooring and door into rear garden.

Landing

Having stairs leading from entrance hallway, radiator and carpet flooring.

Bedroom One

14' 3" x 10' 9" (4.34m x 3.28m)

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

Bedroom Two

11' 7" x 12' (3.53m x 3.66m)

Having two double glazed windows to rear, built in wardrobe storage, radiator and carpet flooring.

Bathroom

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

Externally

Externally to the front there is a paved courtyard with on street parking, with the rear garden boasting both paved patio seating area and a lawn with decorative slate border.









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/STD106215



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.

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