



£195,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

💷 COUNCIL TAX BAND: **B**

Burleyfields Stafford

Hylton Road Burleyfields
Stafford Staffordshire



Presenting a generously proportioned home boasting two double bedrooms, situated within the desirable Burleyfields development. Conveniently positioned, it is a short stroll from the mainline train station and Stafford's town centre amenities.

Inside, the layout encompasses an entrance hallway, guest WC, living room, and a contemporary fitted kitchen. Upstairs, discover the two double bedrooms and a sleekly appointed bathroom. Outdoors, the property features two parking spaces and an enclosed rear garden. With its array of features, this property is an ideal choice for first-time buyers. Schedule your viewing today to seize this opportunity!

- Spacious Two-Bedroom Home
- Prime Location Near Train Station
- Stylish Kitchen & Bathroom
- Two Parking Spaces
- Well-kept Enclosed Rear Garden
- Ideal For First-Time Buyers

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a double glazed composite front entrance door, having stairs off, rising to the first floor landing & accommodation, wood effect flooring, and radiator.

Guest WC 5' 1" x 2' 11" (1.56m x 0.88m)

Fitted with a contemporary suite comprising of a low-level WC, and wash hand basin with chrome mixer tap over. The room also benefits from having recessed ceiling downlighting, wood effect flooring, a radiator and double glazed window to the front elevation.

Kitchen 9' 10" x 6' 1" (3.0m x 1.85m)

Fitted with a matching range of eye-level, base & drawer units with fitted work surface incorporating an inset 1.5 bowl sink/drainers with mixer tap over, and appliances which include an integrated oven & hob with space(s) available to accommodate further kitchen appliance(s). The kitchen also benefits from having inset ceiling downlighting, wood effect flooring, and a double glazed window to the front elevation.



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Living Room 12' 2" x 13' 1" (3.71m x 3.99m) (maximum width measurement)

A bright & spacious reception room that has a useful storage cupboard space, a radiator, and feature double glazed double doors providing views and access out to the enclosed rear garden.

First Floor Landing

Having an access point to the loft space, a radiator, and internal doors off, providing access to all bedrooms & bathroom.

Bedroom One 8' 4" x 13' 0" (2.53m x 3.97m)

A double bedroom that has a useful storage cupboard, radiator, and two double glazed windows to the front elevation.

Bedroom Two 6' 9" x 13' 1" (2.07m x 3.98m)

A second double bedroom, having a double glazed window to the rear elevation & radiator.

Bathroom 6' 3" x 6' 2" (1.91m x 1.89m)

Fitted with a modern contemporary styled suite comprising of a low-level WC, a pedestal wash hand basin with mixer tap over, and a panelled bath with mixer tap & mains-fed shower over. The bathroom also benefits from having inset ceiling downlighting, tiled flooring, and a chrome towel radiator.

Outside Front

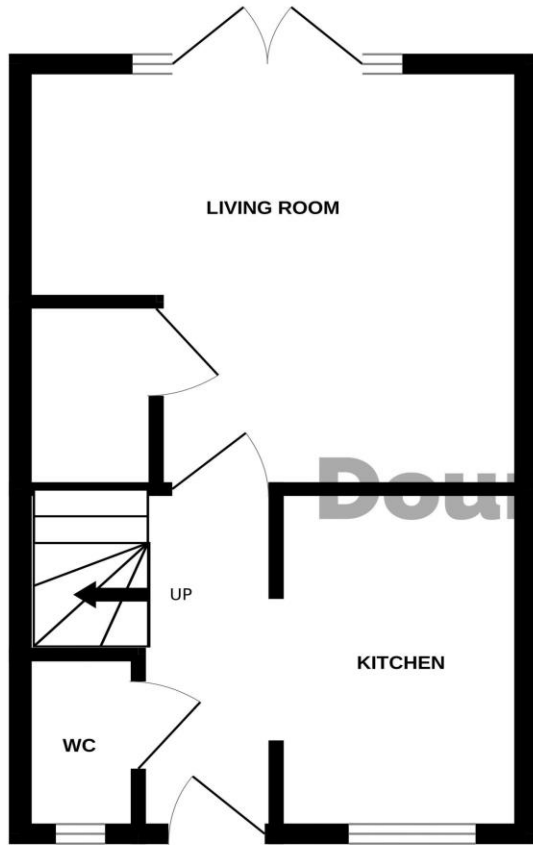
To the front of the property are two allocated parking spaces.

Outside Rear

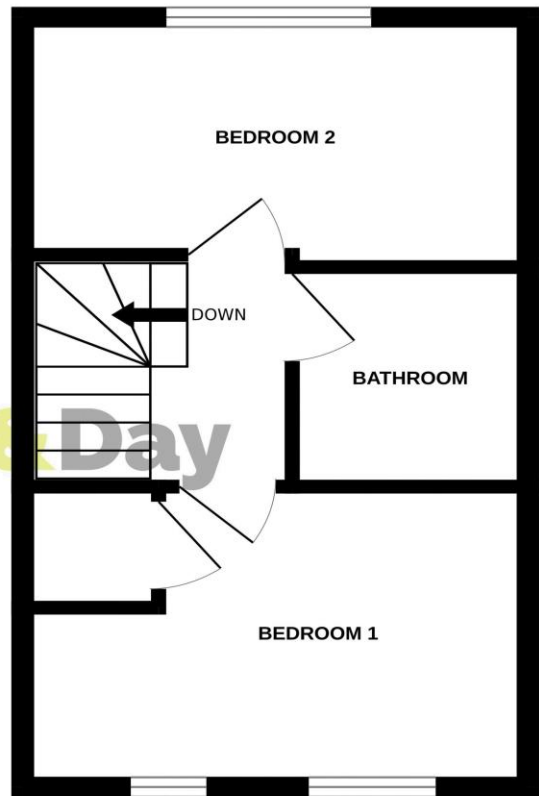
An enclosed rear garden being laid mainly to lawn with a paved seating/outdoor entertaining area, and gated access to the rear.



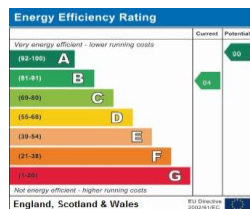
GROUND FLOOR



1ST FLOOR



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