



£200,000

KEY TENURE: **Freehold**

EPC RATING: **B**

COUNCIL TAX BAND: **B**

Marston Grange Stafford

Paterson Drive Marston Grange
Stafford Staffordshire



Marston Grange is a highly sought-after development, and this spacious, beautifully presented semi-detached house is a fantastic addition to the market.

The ground floor features an inviting entrance hall, a spacious living room/diner, a contemporary fitted kitchen with integral cooking facilities, and a convenient guest WC. Upstairs, you'll find two generous double bedrooms, a stylish family bathroom, and a modern en-suite to the master bedroom. Outside, the property offers a garden and a tarmac driveway to the front extending to the side, while the rear garden boasts a paved patio and a lawned area, perfect for outdoor enjoyment. This property is an ideal first or second-time buy, a great buy-to-let investment, or a perfect home for downsizing. Don't miss out on this exceptional opportunity—call us today to arrange your viewing appointment!

- Well Presented Semi Detached House
- Two Spacious Double Bedrooms
- Contemporary Bathroom & En-suite & Guest WC
- Kitchen & Spacious Lounge Diner
- Driveway & Private Rear Garden
- Close To Stafford Town Centre & Mainline Train Station

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Canopied Porch

With double glazed door to;

Entrance Hall

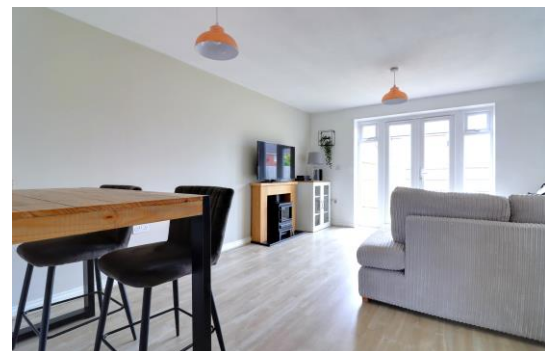
Having laminate flooring, a radiator, archway to kitchen, stairs to first floor and doors to;

Guest WC

Having a double glazed window to the side, radiator, pedestal wash hand basin with tiled splashbacks, tiled flooring and WC.

Kitchen 9' 11" x 6' 0" (3.02m x 1.84m)

With a modern contemporary styled range of base and eye level units, fitted work surfaces incorporating sink unit, wall mounted gas central heating boiler, fitted oven and hob with stainless steel hood and splashback, tiled flooring, space for fridge-freezer and washing machine, double glazed window to the front.



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Living Room & Dining Space 15' 6" x 13' 0" (4.73m x 3.95m)

With radiator, double glazed French doors leading out to the rear garden and a useful under stairs storage cupboard.

First Floor Landing

With radiator and doors to;

Bedroom One 10' 2" x 8' 0" (3.11m x 2.43m)

Having a radiator, built in wardrobes, double glazed window to the rear and door to;

En-suite (Bedroom One)

With a suite comprising of walk in shower cubicle with electric shower over, pedestal wash hand basin, WC, tiled splashbacks and a radiator.

Bedroom Two 13' 1" x 8' 4" (3.98m x 2.55m)

Having two double glazed windows to the front, useful storage/wardrobe and a radiator.

Bathroom 6' 9" x 6' 2" (2.05m x 1.88m)

Fitted with a modern contemporary styled suite comprising of a low-level WC, a pedestal wash hand basin, panelled bath, part-tiled walls, tiled flooring and a radiator.

Outside Front

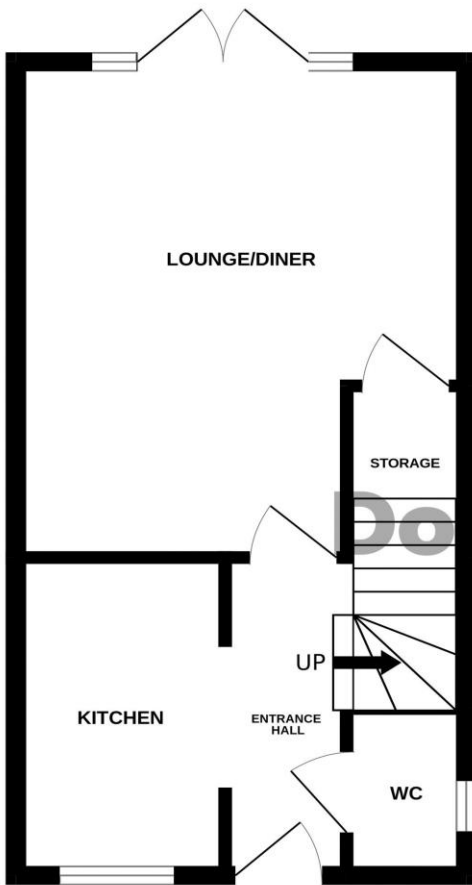
The property is approached via a double length tarmac driveway which extends to the side of the property and side access gate.

Outside Rear

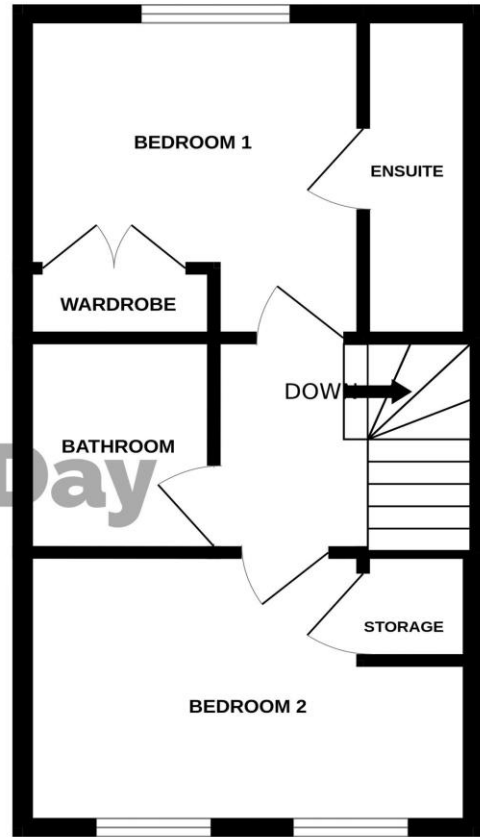
With feature paved patio area, a further second paved patio area, majority laid to lawn with a decorative gravelled planting bed and panelled fencing.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - best rating (92+)	A		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
0-20	G		

Best energy efficiency - higher monetary value
 England & Wales EU Directive 2002/91/EC
 www.epcrea.com

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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