



£100,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: B

Marston Grange Stafford

Pasture Lane Marston Grange
Stafford Staffordshire ST16



If it's time for pastures new but you are struggling to get onto the housing ladder, then take a look at this impressive 50% SHARED OWNERSHIP modern end of a row of three terrace with parking for two and a lawned rear garden.

The home offers contemporary open plan living with the lounge, dining areas and kitchen flowing as one. There are French doors to the rear garden and the kitchen is extensively fitted with a range of built in appliances. There is also a guest WC and to the first floor there are two double bedroom, en-suite shower room and family bathroom. To find out if shared ownership is for you give us a call and we will talk you through the process.

- 50% Shared Ownership
- Modern End Of A Row Of Three Terrace
- Open Plan Lounge/Diner/Kitchen
- Two Double Bedrooms
- En-Suite, Guest WC & Family Bathroom
- Two Allocated Parking Spaces

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hall

Accessed through a composite front entrance door with door off to the guest WC, double door cupboard which houses the gas central heating boiler and open plan to the kitchen area.

Guest WC

Fitted with a low level WC and pedestal wash basin with tiled splash back. Tiling to the floor, radiator and double glazed window to the front.

Kitchen Area 6' 11" x 8' 10" (2.11m x 2.7m)

The hallway leads into a open plan room which incorporates the kitchen, dining area and lounge. The kitchen is fitted with a range of base and wall units, work surfaces to two sides which partially separates the living space. Inset one and a half bowl stainless steel sink unit, drainer and mixer tap. Integrated appliances include a four ring gas hob with cooker hood over and electric double oven below. Further spaces for a fridge freezer. There are stairs to the first floor.



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Lounge/Diner 13' 1" x 12' 6" (4.0m x 3.8m)

A generous sized reception room which has a radiator and double glazed French doors to the rear garden.

Landing

Doors off to the two double bedrooms and family bathroom.

Bedroom One 9' 10" x 10' 1" (3.0m x 3.08m)

Radiator and double glazed window to the rear.

Bedroom One En-Suite Shower Room 10' 1" x 2' 11" (3.08m x 0.88m)

Fitted with a white suite comprising tiled shower cubicle with electric shower, pedestal wash basin and low level WC. Half height tiling to the walls and radiator.

Bedroom Two 13' 2" x 8' 3" (4.01m x 2.52m)

Another double bedroom with built in cupboard with hanging rail, radiator and double glazed window to the rear.

Family Bathroom 6' 7" x 6' 8" (2.0m x 2.02m)

Fitted with a white suite comprising panel bath, pedestal wash basin and low level WC with mixer tap. Part tiling to the walls and radiator.

Outside Front

The home is located in the corner of a cul-de-sac and has two allocated parking spaces next to the home. The remainder of the frontage is paved and extends to the side with gate to the rear garden.

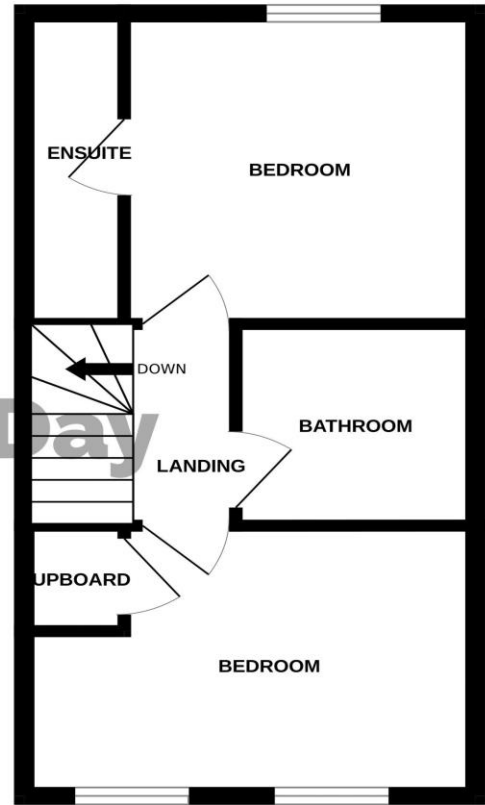
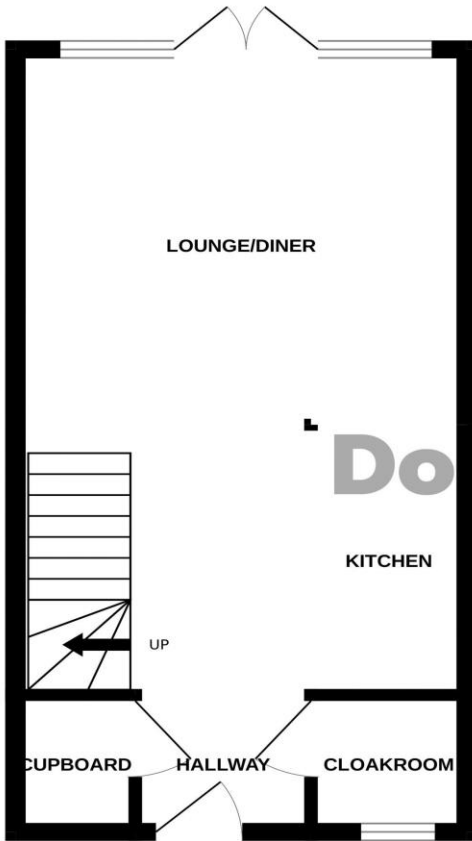
Outside Rear

The enclosed rear garden is mostly lawned with patio.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B		
(69-80)	C		83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
England & Wales <small>EU Directive 2002/91/EC</small> <small>www.epc4all.com</small>			

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