



£215,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: B

Burley Fields Stafford

Hylton Road Burley Fields
Stafford Staffordshire



PERFECT FOR FIRST-TIME BUYERS! Introducing this spacious two-bedroom home on the sought-after Burley Fields development. Ideally situated within walking distance of the mainline train station and Stafford town centre, this property offers both convenience and comfort.

Inside, you'll find an inviting entrance hallway, a guest WC, a generous living/dining area, and a modern fitted kitchen. Upstairs features two double bedrooms, including an en-suite in the master bedroom, along with a stylish family bathroom. Outside, the property boasts a double-width driveway and a well-maintained, enclosed rear garden. This home is an excellent opportunity for those looking to step onto the property ladder!

- Modern Semi-Detached House
- Spacious Living/Dining Room
- Modern Kitchen & Guest WC
- Two Double Bedrooms
- En-Suite Shower Room & Bathroom
- Parking & Rear Garden

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 entrance door and featuring wood effect flooring, stairs to the first floor accommodation and a radiator.

Guest WC 5' 2" x 2' 11" (1.57m x 0.88m)

Fitted with a contemporary suite which includes a WC and pedestal wash hand basin with chrome mixer tap. The room also features wood effect flooring, a radiator and double glazed window to the side elevation.

Kitchen 9' 10" x 6' 0" (3m x 1.83m)

A beautiful kitchen fitted with a matching range of wall, base and drawer units with work surface which incorporates a stainless steel sink drainer unit with mixer tap. An array of integrated appliances including an oven, four ring gas hob with extractor above, washing machine and fridge freezer. The room also benefits from a plinth heater, wood effect flooring, recess downlights and double glazed window to the front elevation.

Living/Dining Room 15' 5" x 13' 0" (4.71m x 3.96m)

A bright, spacious reception room that has a useful built in cupboard, wood effect flooring, radiator and double glazed double doors leading out into the rear garden.



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First Floor Landing

Having a loft access point, radiator and double glazed window to the side elevation.

Bedroom One 10' 1" x 9' 7" (3.07m x 2.93m)

A double bedroom with a radiator and double glazed window to the rear elevation.

En-suite Shower Room 10' 1" x 3' 1" (3.07m x 0.95m)

Fitted with a contemporary suite which includes a WC, pedestal wash hand basin with mixer tap and tiled shower cubicle fitted with mains shower. The room also benefits from having recess downlights, tiled flooring and a radiator.



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

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

Bathroom 6' 7" x 6' 2" (2.01m x 1.88m)

Fitted with a contemporary suite which includes a WC, pedestal wash hand basin with mixer tap and panelled bath with mixer tap and mains shower over. The room also has tiled flooring, a radiator and recess downlights.



Outside - Front

The property is approached over a double width driveway allowing for parking of two vehicles.

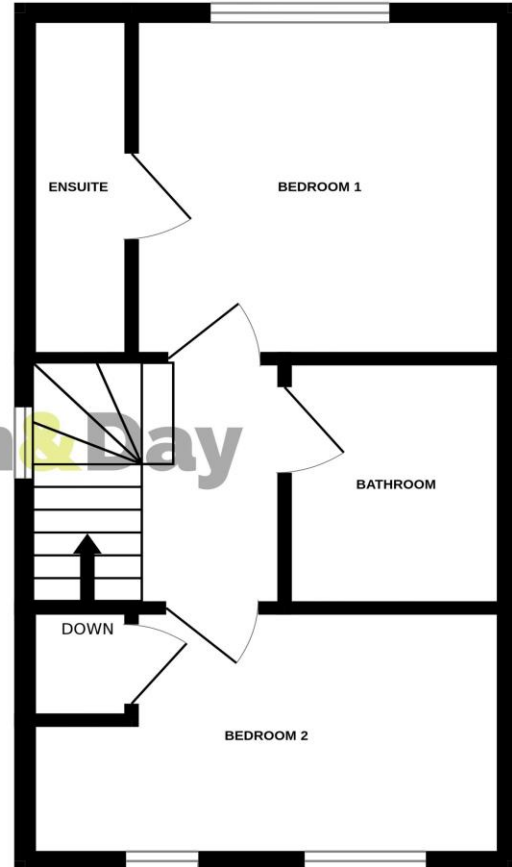
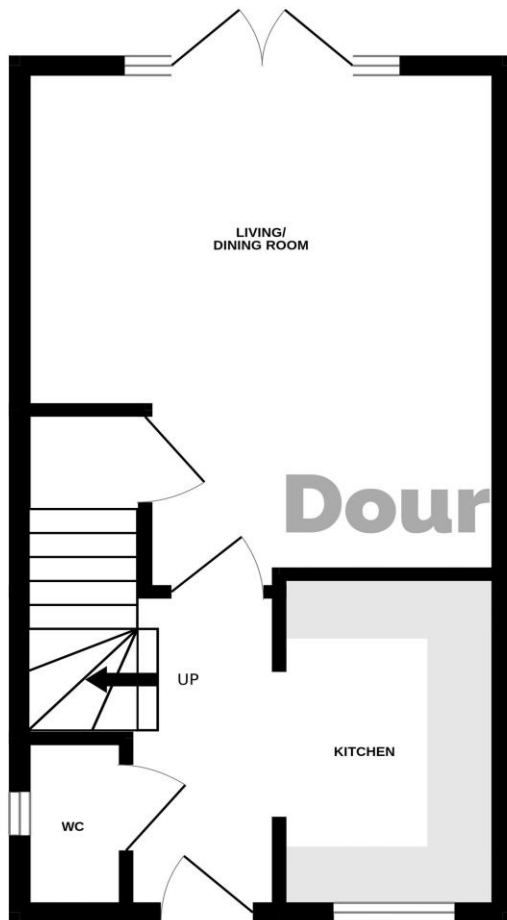
Outside - Rear

An enclosed garden featuring paved seating areas, a lawn and gated side access.



GROUND FLOOR

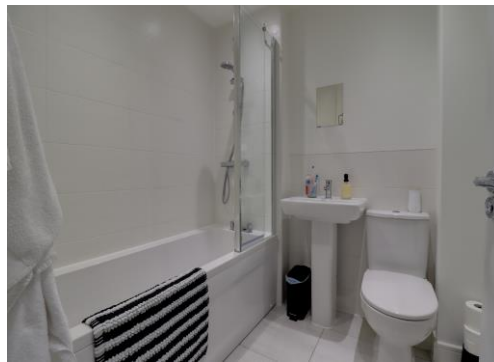
1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
100+	A		97
81-93	B		
69-80	C		83
55-68	D		
39-54	E		
13-38	F		
1-12	G		

Net energy efficient - higher running costs
England & Wales EU Directive 2002/91/EC
www.epc.eu.com



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