



£245,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: C

Burleyfields Stafford

Upnorway Burleyfields
Stafford Staffordshire



EXCELLENT FIRST-TIME BUY WITH NO UPWARD CHAIN!! Presenting this spacious three-bedroom home located on the sought-after Burleyfields development, perfectly situated within walking distance of Stafford's mainline train station and town centre amenities.

Ideal for first-time buyers, this modern property offers plenty of space and convenience. Internally, you'll find an entrance hallway leading to a guest WC, large living/dining room perfect for relaxing or entertaining, and a contemporary fitted kitchen. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, all thoughtfully designed for comfort and practicality. With its fantastic location and spacious layout, this home is perfect for anyone looking to get their foot on the property ladder. Call us today to arrange your viewing!

- Modern Three Bedroom Semi-Detached House
- Spacious Living/Dining Room & Kitchen
- Three Bedrooms, Bathroom & Guest WC
- Driveway & Enclosed Rear Garden
- Ideal For First Time Buyers & No Chain
- Close To Stafford's Town & Mainline Train Station

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

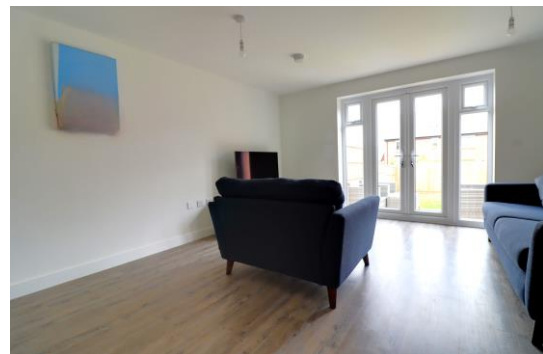
Accessed through a double glazed composite door with stairs leading up to the first floor landing, Karndean Vinyl flooring and radiator.

Guest WC 6' 2" x 2' 11" (1.88m x 0.88m)

Having a white suite comprising of a pedestal wash hand basin with chrome mixer tap and close coupled WC. Karndean Vinyl flooring, radiator and double glazed window to the side elevation.

Lounge/Diner 14' 4" x 14' 4" (4.36m x 4.37m)

An open plan lounge/diner having an understairs storage cupboard, Karndean Vinyl flooring, radiator and double glazed double doors leading to the rear elevation.



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Kitchen 11' 1" x 7' 2" (3.38m x 2.19m)

Having a range of matching base and eye level units with fitted work surfaces and an inset stainless steel one and a half bowl sink unit with chrome mixer tap. Range of built-in cooking appliances including a double oven, electric hob with cooker hood over, additional integrated appliances include a dishwasher and fridge freezer. Karndean Vinyl flooring, radiator, downlights and double glazed window to the front elevation.



First Floor Landing

Having access to loft space.

Bedroom One 13' 8" x 7' 10" (4.17m x 2.38m)

A spacious double bedroom having fitted double wardrobes with clothes rail, radiator and double glazed window to the rear elevation.



Bedroom Two 11' 11" x 7' 10" (3.63m x 2.38m)

A second double bedroom having a radiator and double glazed window to the front elevation.

Bedroom Three 9' 3" x 6' 3" (2.82m x 1.90m)

A third room having a radiator and double glazed window to the rear elevation.



Bathroom 6' 3" x 6' 1" (1.90m x 1.86m)

Having a white suite comprising of a panel bath with chrome mixer tap and mains fed shower over a glazed shower screen, pedestal wash basin with chrome mixer tap and close coupled WC. Tiled splashbacks, chrome towel radiator, double glazed window to the front elevation.

Outside - Front

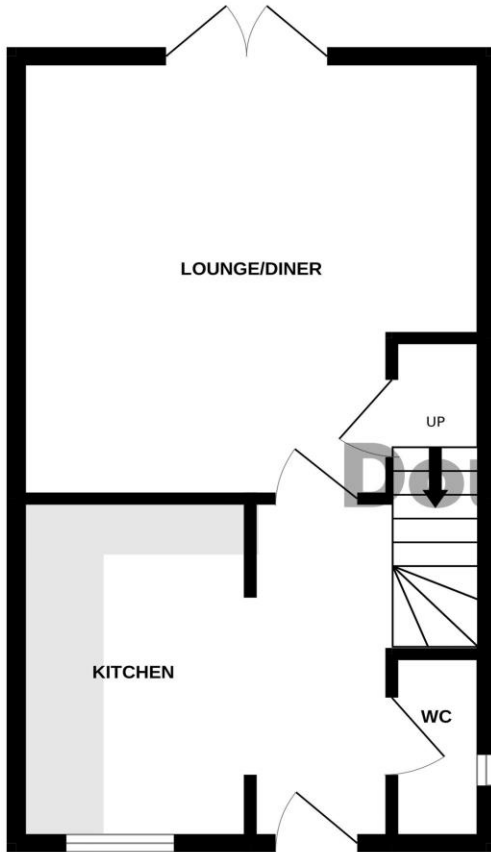
Having a tarmac driveway providing ample off road parking for two vehicles, front lawned garden with flowers, paved walkway leading to the main entrance door and a rear wooden gate giving access to the rear garden.

Outside - Rear

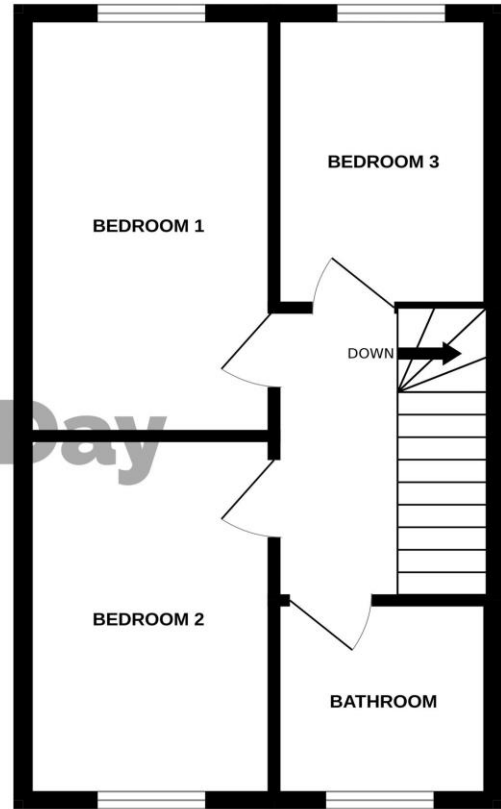
Enclosed by wooden fence panelling having a paved seating area that leads onto a lawned garden.



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
Very energy efficient - lower running costs	(92+)		96
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
		83	
<small>EU energy efficient - higher running costs</small> England & Wales		<small>EU Directive 2002/91/EC</small> www.EPC4U.COM	



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