



£230,000

KEY TENURE: **Freehold**

EPC RATING: **B**

COUNCIL TAX BAND: **C**

Burleyfields Stafford

Martin Drive Burleyfields
Stafford Staffordshire ST16



Ideal for first-time buyers, this contemporary three-bedroom semi-detached house is a fantastic find! Set in a highly desirable location, it offers easy access to Stafford Town Centre, local schools, major commuter routes, and the mainline train station.

Step inside to find a welcoming entrance hall, a convenient guest WC, and a modern kitchen fitted with integrated appliances. The spacious lounge/diner opens through French doors to a private, enclosed garden—perfect for relaxing or hosting gatherings. Upstairs, there are three generously sized bedrooms and a family bathroom. Externally, the property includes a driveway offering off-road parking and a sizable rear garden. This home is sure to attract attention, so call us today to schedule your viewing before it's gone!

- Well Presented Three Bedroom Semi-Detached Home
- Spacious Living/Dining Room & Kitchen
- Three Good Size Bedrooms, Bathroom & Guest WC
- Double Width Driveway & Private Rear Garden
- Close To Stafford Town Centre & Mainline Train Station
- Ideal For First Time Buyers, or Investors

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 entrance door, having stairs off, rising to the first floor landing & accommodation, wood laminate flooring and a radiator.

Guest WC 6' 2" x 3' 0" (1.87m x 0.91m)

Comprising of a white suite which includes a low-level WC & pedestal wash hand basin with chrome mixer tap. The room also benefits from having wood laminate flooring, a radiator, and a double glazed window to the side elevation.

Kitchen 11' 1" x 7' 3" (3.37m x 2.21m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel 1.5 bowl sink/drainer with chrome mixer tap. Included, is a range of integrated/fitted appliances, comprising of; double electric oven/grill, 4-ring gas hob with hood over, with spaces for plumbed appliances. The room also benefits from having inset ceiling downlighting throughout, wood laminate flooring, a radiator and a double glazed window to the front elevation.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Living Room 14' 3" x 14' 1" (4.35m x 4.30m)

A spacious living room which has a useful understairs storage cupboard, a radiator and featuring double glazed doors opening out to the enclosed rear garden.

First Floor Landing

Having access to the loft space and internal doors off, providing access to;

Bedroom One 13' 9" x 7' 10" (4.18m x 2.40m)

A spacious double bedroom, having a double glazed window to the rear elevation and a radiator.

Bedroom Two 11' 9" x 7' 11" (3.59m x 2.41m)

A second double bedroom, which has a double glazed window to the front elevation and a radiator.

Bedroom Three 9' 1" x 6' 2" (2.78m x 1.87m)

Having a double glazed window to the rear elevation and a radiator.

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

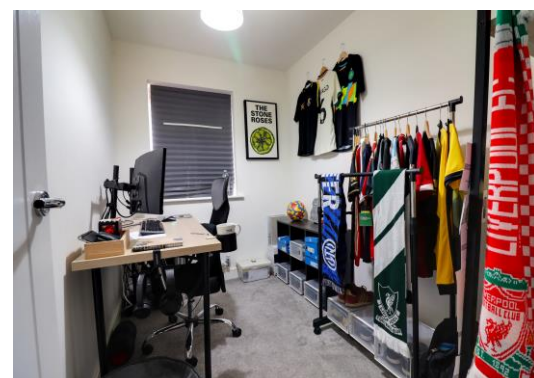
Fitted with a white suite comprising of a panelled bath with chrome taps and a mains-fed shower over with screen, a pedestal wash basin with chrome mixer tap, and a low-level WC. The room also benefits from having tiled walls, wood effect laminate flooring, a towel radiator and a double glazed window.

Outside Front

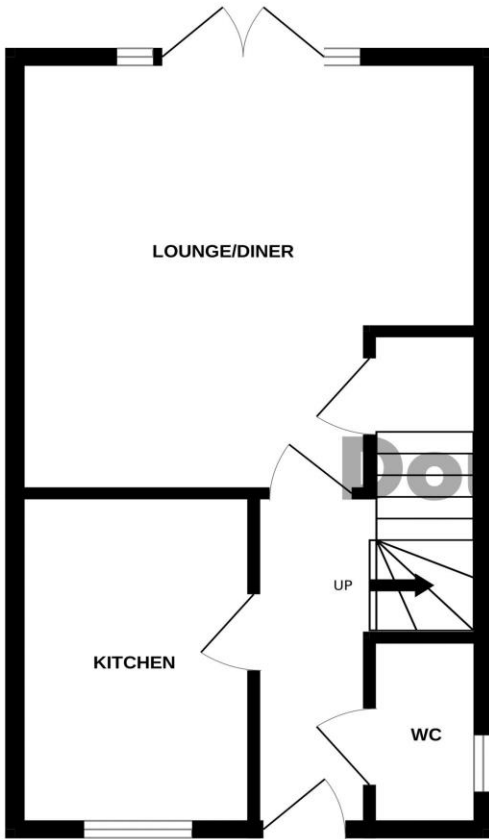
The property sits behind a double width tarmac driveway providing off-street parking. There is a paved pathway providing access to the main entrance door to the front elevation where there are a variety of established plants & shrubs. To the side of the property is timber gated access to the rear garden.

Outside Rear

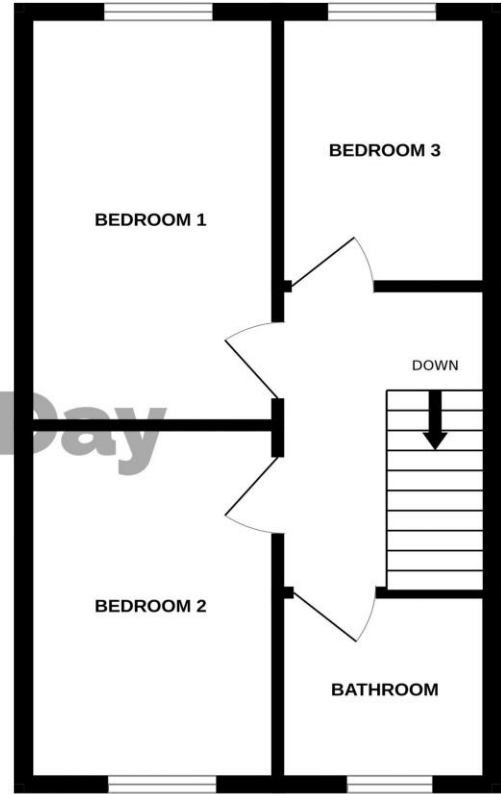
An enclosed garden being laid mainly to lawn with an outdoor paved patio seating/entertaining area, and is enclosed by timber panelled fencing.



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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			97
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk