



£230,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: C

Burleyfields Stafford

Middleham Avenue Burleyfields
Stafford Staffordshire



Attention first-time buyers! If you're searching for a modern, stylish three-bedroom semi-detached home, this one is for you. Perfectly positioned in a sought-after area, it offers convenient access to Stafford Town Centre, local schools, commuter links, and the mainline train station.

The property features an inviting entrance hallway, a guest WC, a contemporary kitchen with built-in appliances, and a spacious lounge/diner with French doors that open onto a private enclosed rear garden—ideal for outdoor entertaining. On the first floor, you'll find three well-proportioned bedrooms and a family bathroom. Outside, the home benefits from a driveway and a generous rear garden space. Homes like this don't last long, so be sure to book your viewing appointment today!

- Modern Three Bedroom Semi-Detached Property
- Beautifully Presented Throughout
- Superb Fitted Kitchen with Appliances
- Spacious Lounge/Diner & Guest WC
- Driveway & Good Sized Rear Garden
- Well Regarded & Convenient Location

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hall

Accessed through a double glazed composite entrance door to the front elevation, having stairs off, rising to the first floor landing & accommodation, wood effect laminate flooring, a radiator and internal doors off, providing access to;

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

Fitted with a white suite comprising of a low-level WC and a pedestal wash basin with chrome mixer tap over. The room also benefits from having wood effect laminate flooring, a radiator and a double glazed window to the side elevation.

Kitchen 11' 0" x 7' 3" (3.35m x 2.22m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl sink/drainers with chrome mixer tap over and a range of integrated/fitted appliances which include; double electric oven/grill, 4-ring gas hob with hood over, integrated fridge/freezer & integrated washing machine. The room also benefits from having wood effect laminate flooring, a radiator and a double glazed window to the front elevation. The kitchen also accommodates a wall mounted gas central heating boiler concealed within a wall cupboard..



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Living Room 14' 4" x 14' 4" (4.38m x 4.37m)

A spacious living room, which features wood laminate flooring, a useful understairs cupboard, radiator, and a double glazed window to the rear elevation.

First Floor Landing

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

Bedroom One 13' 8" x 7' 10" (4.16m 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" (3.58m x 2.41m)

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

Bedroom Three 9' 1" x 6' 3" (2.78m x 1.90m)

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

Bathroom 6' 2" x 6' 2" (1.89m x 1.88m)

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

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

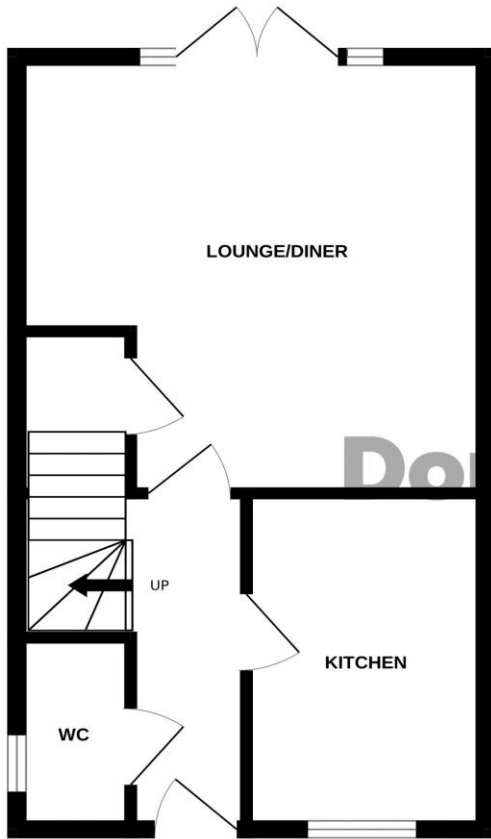
An enclosed garden being laid mainly to lawn with an outdoor paved patio seating/entertaining area, a further decked seating area at the rear of the garden and is enclosed by timber panelled fencing.

ID Checks

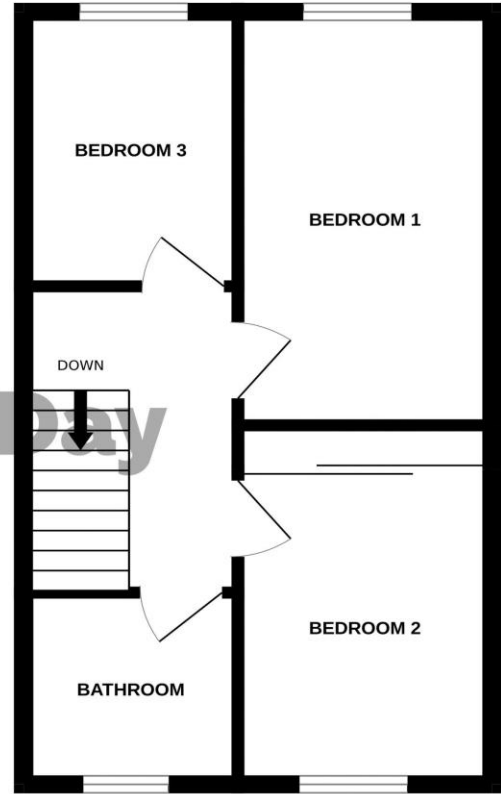
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GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			96
(92+)	A		
(81-91)	B		83
(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			

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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