



£170,000

 TENURE: **Freehold**

 EPC RATING: **E**

 COUNCIL TAX BAND: **A**

Burton Manor Stafford

Oxbarn Road Burton Manor
Stafford Staffordshire ST17



This one's a hot ticket! Perfect for first-time buyers and investors, this property is priced to sell—so don't blink, or you might miss it!

Nestled within walking distance of schools and shops, it also boasts easy access to Stafford town centre, the mainline train station, and top-notch commuter links. Snap it up before someone else does!

- Two Bedroom End Terrace House
- Perfect For First Time Buyers
- Close To Schools
- Living Room & Kitchen Diner
- Enclosed Rear Garden
- Driveway

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Introduction

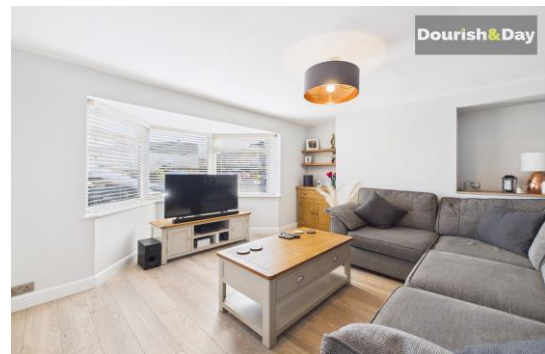
The property features an entrance hallway, living room, kitchen diner, and a practical utility room. Upstairs, you'll find two generously sized double bedrooms and a modern family bathroom.

Entrance Hallway

Living Room

Kitchen Diner

Having integrated appliances including: fridge freezer, oven and induction hob with cooker hood over.



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First Floor Landing

Bedroom One

Bedroom Two

Bathroom

WC

Outside - Front

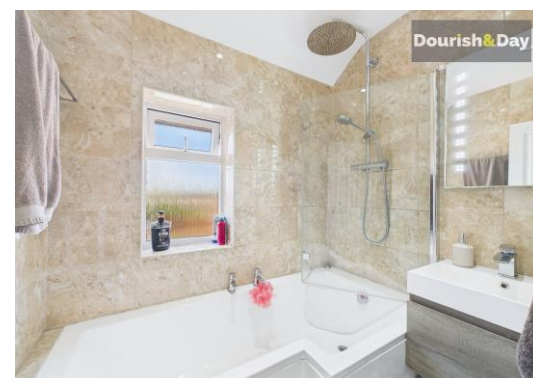
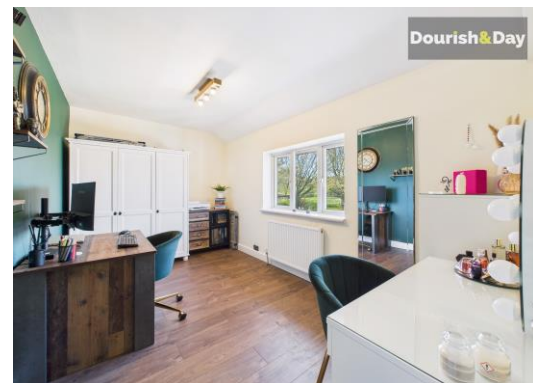
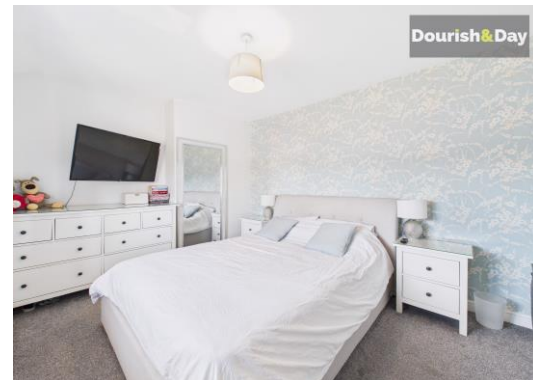
Externally, the home benefits from a gravelled driveway and a paved area that extends along the side of the property, leading to a gated entrance to the rear garden.

Outside - Rear

The rear garden is primarily laid to lawn and includes a paved patio seating area, well-maintained planting beds, and a substantial garden store.

ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

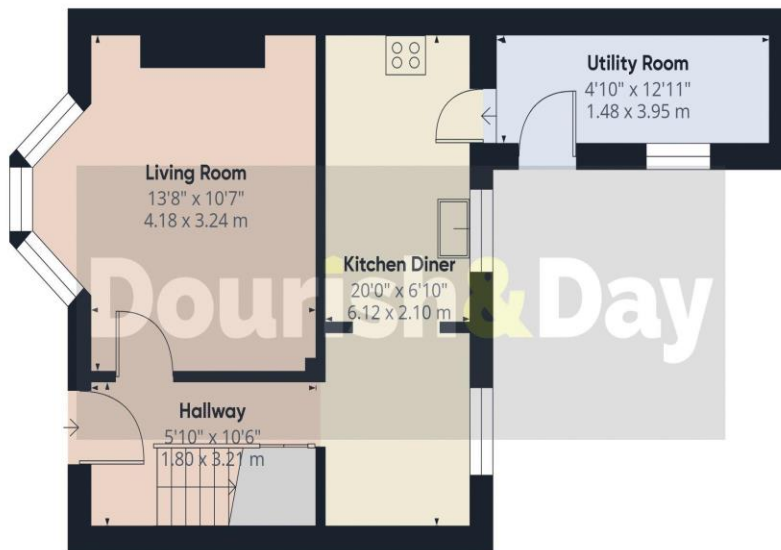


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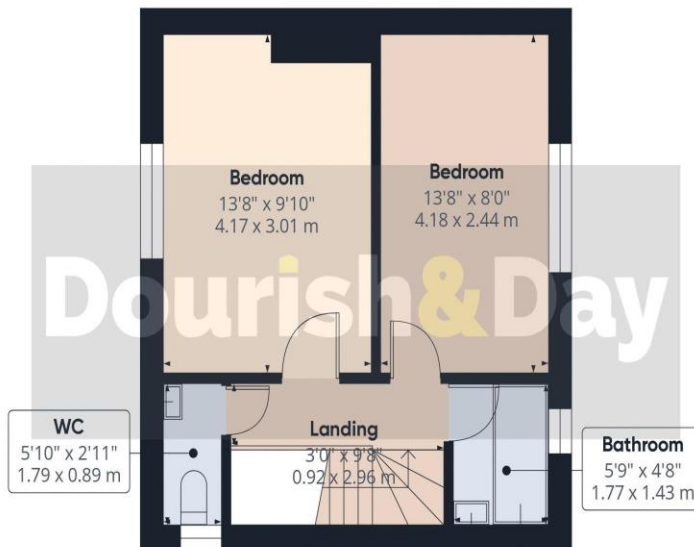
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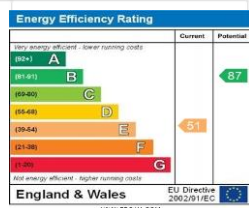
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Floor 0



Floor 1



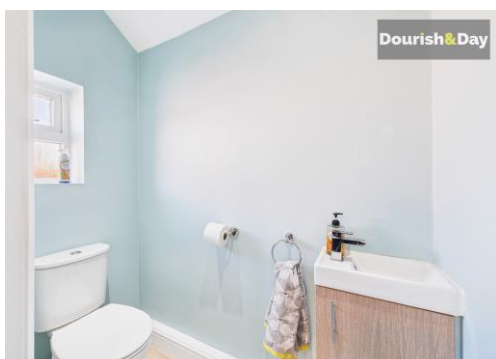
Approximate total area⁽¹⁾
737.54 ft²
68.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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