



## Beaconside Stafford

Pike Close Beaconside  
Stafford Staffordshire

£120,000

***It's all about the space, and this spacious three bedroom, 2nd and 3rd floor maisonette has lots of it!*** The property has been much improved and is situated in a convenient location close to Stafford Town Centres' range of schooling, commuter links and many amenities. Internally, the accommodation comprises of an entrance hallway, guest WC, refitted contemporary style kitchen, and a very good sized lounge/diner with picture window. Meanwhile, to the first floor there three surprisingly good sized bedrooms and a refitted contemporary shower room. The property also benefits from double glazing and gas central heating. This property is ideal for first time buyers or maybe an investor looking for a property that's ready to rent.

- Spacious & Well Presented 3 Bedroom Maisonette
- Good Sized Lounge Diner With Large Picture Window
- Refitted Kitchen & Refitted Shower Room
- Three Good Sized Bedroom & Guest W.C
- Ideal For First Time Buyers
- Ideal For Investors Looking To Rent

**Arrange a viewing...**

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**Dourish & Day**

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155  
VAT No: 261 6721 09



## Entrance Hall

Being accessed through a double glazed entrance door, the good-sized entrance hall includes wood effect laminate floor, radiator and stairs to first floor with understairs storage cupboard.

## Guest WC

Having a suite comprising of a wash hand basin and low level WC. Tiled walls and tiled floor, chrome towel radiator and double glazed window to the front elevation.

## Lounge / Diner 11' 11" x 17' 7" (3.64m x 5.36m)

A large, spacious and light lounge / diner which includes coving, radiator and a large double glazed picture window to the front elevation.

## Kitchen 11' 11" x 10' 10" max inc recess (3.63m x 3.31m max inc recess)

Having a range of modern and contemporary refitted kitchen having fitted units extending to base and eye level with fitted work surfaces with inset one and a half bowl stainless steel sink drainer with chrome mixer tap. Range of integrated appliances including an oven / grill, four ring gas hob with cooker



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hood over and space and plumbing for appliances. Wood effect laminate floor, wall mounted gas central heating boiler, splashback tiling, wall mounted contemporary style radiator and double glazed windows to two elevations.

## First Floor Landing

Having an airing cupboard.

## Bedroom One 12' 0" x 10' 4" max (3.65m x 3.16m max)

A generous sized main bedroom having a radiator and double glazed window to the front elevation.

## Bedroom Two 11' 11" x 8' 9" (3.64m x 2.67m)

A second good-sized double bedroom having coving, radiator and double glazed window to the side elevation.

## Bedroom Three 9' 0" x 6' 11" (2.74m x 2.11m)

Having a built-in storage cupboard/wardrobe, coving, radiator and double glazed window to the front elevation.

## Shower Room

Being refitted in a contemporary style having a suite comprising of a corner shower cubicle with mains shower, wash hand basin with vanity unit beneath and chrome mixer tap and low level WC. Tiled walls, tiled floor, chrome towel radiator and double glazed door to:

## Shared Communal Area

The roof top terrace is shared with the adjoining property.



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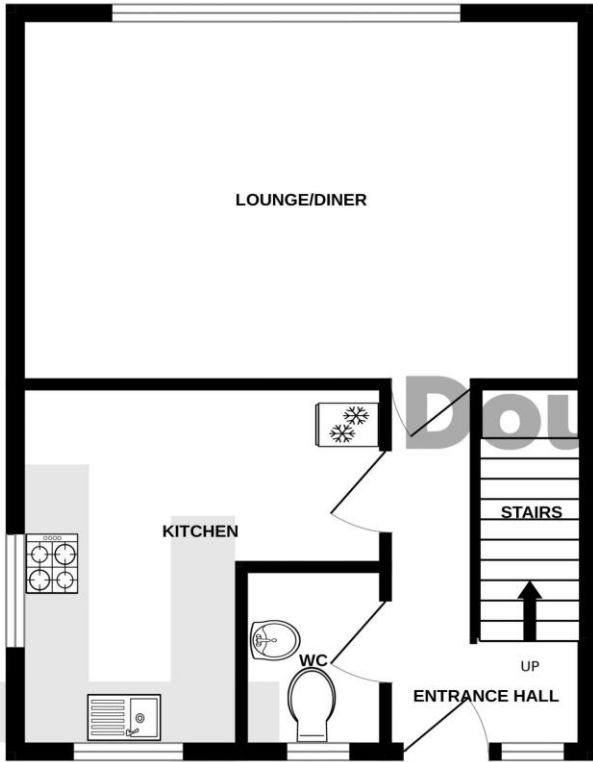
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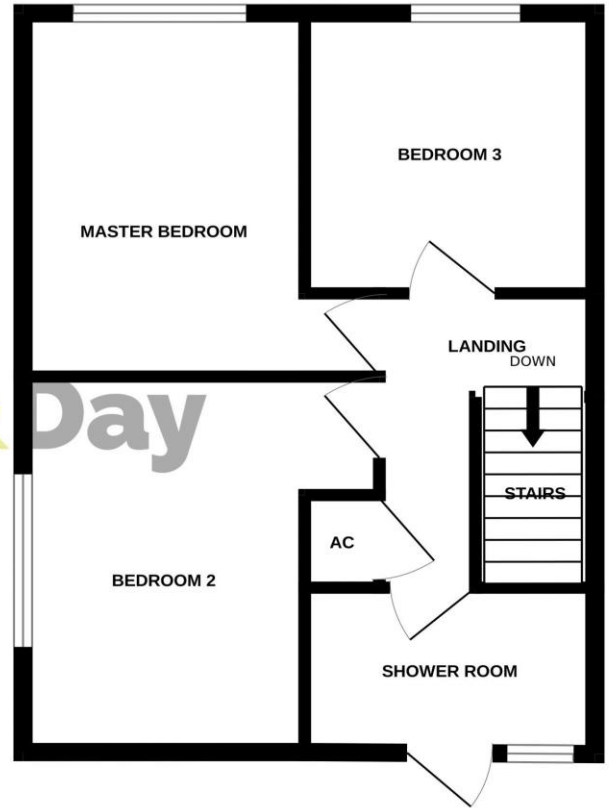
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## SECOND FLOOR



## THIRD FLOOR



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92+)</small>			
A			
B			
C			
D			
E			
F			
G			
<small>Not energy efficient - higher running costs</small> <small>(35-55)</small>			
			77
		59	

England & Wales EU Directive 2002/91/EC  
www.epcrel.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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