

# FOR SALE

## 47 Gravel Lane



**£190,000**



# 47 Gravel Lane

A well presented 3 bedroom semi-detached property within the residential location of Moss Pit and having easy access to Junction 13 of the M6 motorway and to Stafford town centre which offers a wide range of amenities including and an intercity railway station and hospital.

In brief this property consists of :- entrance hall, dining lounge, breakfast kitchen, guest WC, three bedrooms, family bathroom, larger than average garage, and well maintained gardens to the front and rear. This property also benefits from a

## GROUND FLOOR

UPVC double glazed door with side panel window leading into :-

### Entrance Hall

Stairs to first floor landing, ceiling light point, radiator, power points, doors to under stairs storage, guest WC, breakfast kitchen and lounge diner.

### Breakfast Kitchen 3.24m (10' 8") x 2.73m (8' 11")

UPVC double glazed windows to rear, range of matching wall and base units in a wood shaker style finish, breakfast bar, space and plumbing for washing machine, integrated oven and grill, space for upright fridge freezer, counter top over, tile splash backs, stainless steel one and a half bowl sink and drainer with mixer tap, inset four burner gas hob with extractor hood over, radiator with thermostatic control, multiple power points, tiled flooring, ceiling light point, under cabinet lighting.

### Lounge Diner 6.08m (19' 11") x 3.25m (10' 8")

UPVC double glazed windows to front, UPVC double glazed French double doors with side panel windows to rear garden, multiple power points, TV point, two ceiling light points, feature fireplace with marble surround, hearth and mantle, inset electric fire, ample space for dining table and chairs.

### Guest WC

UPVC double glazed opaque window to side, tiled flooring, low level WC, ceiling light point.

## FIRST FLOOR

### Landing

UPVC double glazed windows to front, multiple power points, ceiling light point, hatch to fully boarded loft with loft ladder, doors to three bedrooms and family bathroom.

### Bedroom 1 3.25m (10' 8") x 3.13m (10' 3")

UPVC double glazed windows to rear, ample space for bedroom furniture, multiple power points, ceiling light point, radiator with thermostatic control.

### Bedroom 2 3.22m (10' 7") x 2.89m (9' 6")

UPVC double glazed windows to front, ample space for bedroom furniture, multiple power points, ceiling light point, radiator with thermostatic control.



These particulars are not to be guaranteed, and purchasers must rely on their own inspection. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**Bedroom 3 2.76m (9' 1'') x 2.30m (7' 7'')**

UPVC double glazed windows to rear, multiple power points, ceiling light point, radiator with thermostatic control, wall mounted Worcester gas combination boiler.

**Bathroom**

UPVC double glazed opaque window to side, panel bath with fitted glass shower screen, mixer filler and wall mounted shower system over, pedestal wash hand basin with mixer tap, close coupled WC, vinyl flooring, part tiled walls, radiator with thermostatic control, ceiling light point.

**OUTSIDE**

To the front:- tarmac driveway leading down to garage providing multi vehicle off road parking, large area of lawn, borders of shrubs and planting, cupboard housing outside water tap.

To the rear:- fully enclosed and recently landscaped rear garden, area of decking, circular paved patio, raised borders, wrought iron gate to the front driveway.

**Detached Garage 6.24m (20' 6'') x 2.49m (8' 2'')**

Metal up and over garage door, UPVC double glazed pedestrian door from rear garden.

