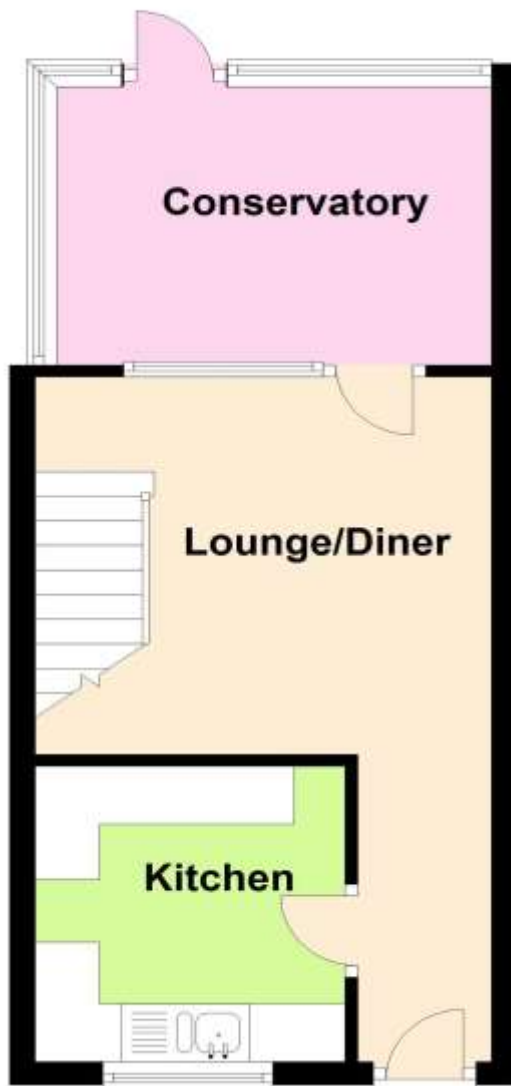
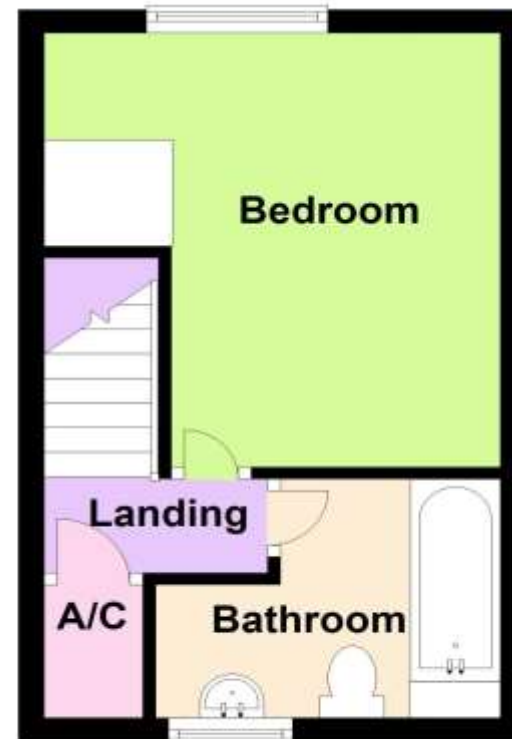


## Ground Floor



## First Floor



**AGENTS NOTE:** Clothier & Day and their clients give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Please note that our room sizes are now quoted in metres on a wall to wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements. It should not be assumed that the property has all necessary planning, building regulation or other consents, and Clothier & Day has not tested any services, equipment or facilities. Clothier & Day are not qualified to carry property surveys, and recommend that purchasers satisfy themselves by inspection, survey or otherwise, as to the condition of the property, or any item being offered for sale with the property. **Brochure prepared:** April 2021. **Photos taken:** April 2021.

# Clothier & Day

## Independent Estate & Letting Agents

4 BEACONSIDE CLOSE, BEACONSIDE, STAFFORD, ST16 3QS

WELL PRESENTED 1 BEDROOM MID TERRACED HOUSE IN POPULAR LOCATION



OFFERS IN THE REGION OF: £89,950

**DIRECTIONS:** Leave Stafford town centre via the A518 Weston Road. At the University Island, turn left onto Beaconside Road. Take the third turning left into Portal Road. Turn right and follow the road around to the left where number 4 Beaconside close can found on the right hand side of the road evidenced by a **Clothier & Day** for sale board.

*Beaconside Close is situated on the east side of the county town of Stafford and is approximately 1.25 miles from the town centre with its wide range of shops, mainline Intercity railway station, general hospital, Beaconside Technology Park, Beaconside Health Centre and University. Stafford has direct access to the national motorway network via the M6 which also gives access to the M6 Toll Road.*

Accommodation in brief: COVERED PORCH. OUTSIDE STORAGE. OPEN PLAN LOUNGE/DINER. FITTED KITCHEN. CONSERVATORY. NEWLY FITTED BATHROOM. GOOD SIZE DOUBLE BEDROOM. ELECTRIC STORAGE HEATING. MAJORITY UPVC DOUBLE GLAZED. FRONT PARKING SPACE. WELL MAINTAINED, ENCLOSED REAR GARDEN. **POPULAR LOCATION. CLOSE TO STAFFORD HOSPITAL AND BEACONSIDE TECHNOLOGY PARK. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS WELL PRESENTED PROPERTY. BENEFITS FROM NO UPWARD CHAIN. GREAT STARTER HOME & RENTER.**

CD210406A

Clothier & Day 1 Eastgate Street, Stafford, ST16 2NQ 01785 225205 [www.clothierandday.com](http://www.clothierandday.com) [www.rightmove.co.uk](http://www.rightmove.co.uk)

Clothier & Day are pleased to advertise this renovated one bedroom property, ideal for first time buyers/rental investment. It is worth noting that the property has been recently completely redecorated having new carpets and vinyl laid to the floors and a new bathroom suite fitted.

The property is entranced beneath a covered canopy having lighting installed, ceramic tiled floor. Timber door to a good size exterior storage cupboard. The property itself is entranced by a UPVC double glazed door providing access to

**ENTRANCE HALL AREA** Having wall mounted electric storage heater, door to Kitchen. The Hallway opens out into

**OPEN LOUNGE DINING AREA ((3.55m (11ft 8ins) x 3.25m (10ft 8ins))** Having stairs to First Floor. Additional wall mounted electric storage heater. Power points around. Timber and glazed door providing access to the Conservatory. Rear facing timber and glazed window.

**KITCHEN (2.55m (8ft 4ins) x 2.41m (7ft 11ins))** Having wide range of base units in a white finish forming a 'U' shape around the room, wood effect work surface around. One and a half stainless steel sink top with chrome mixer tap. Front facing UPVC double glazed window. Space and plumbing for automatic washing machine. Front facing UPVC double glazed window. Complementary splash back tiling around. Space for a slot-in cooker, brushed chrome extractor above. Space for full height appliance i.e. refrigerator/freezer. Power points. newly fitted wood effect vinyl flooring.

**CONSERVATORY (3.38m (11ft 1ins)) x 2.40m (7ft 10ins))** Having laminate laid flooring. Being of brick dwarf wall and UPVC double glazed units, UPVC double glazed door providing access to the garden. Power points around.

## FIRST FLOOR

Stairs to

**LANDING AREA** Having door to built-in airing cupboard housing water tank and shelving for storage. Smoke alarm.

**BEDROOM (3.74m (12ft 3ins) x 2.56m (8ft 5ins))** This good size double bedroom has a rear facing UPVC double glazed window. Wall mounted electric storage heater. Power points around. As previously mentioned completely re-decorated with new carpet.

**BATHROOM (2.68m (8ft 10ns) max) x 2.06m (6ft 9ins))** Having newly fitted suite in white comprising panel bath with chrome pillar taps, wall mounted Triton electric shower above with riser rail for the attachment of the shower head, shower curtain pole with grey shower curtain, low level WC with mono-bloc flush, pedestal wash hand basin with

chrome mixer tap, splash back tiling. Grey wood effect vinyl laid flooring. Full height tiling around the bath and shower area. Front facing UPVC double glazed window. Extractor fan to ceiling. Wall mounted electric heater.

## OUTSIDE

To the front of the property there is a tarmacadam laid parking space, small slab pathway to the property. The rear garden has slab laid stepping stone pathway to the rear of the garden to the gate which provides pedestrian access from the side of Beaconside Close. The garden is fully enclosed, has a hard standing area housing a garden shed, slab laid patio area. Lawn laid area to the centre with borders to either side. Conifers to one side providing privacy and panel fencing to the right hand side.

**TENURE** We are advised Freehold, confirmation to be obtained from the Vendors Solicitors.

**SERVICES** Mains drainage, water and electric are connected. Telephone subject to normal terms and conditions. The electrical appliances mentioned have not been tested by us and Purchasers are therefore advised to undertake their own tests should they consider this necessary.

**THE PROPERTY IS OFFERED SUBJECT TO CONTRACT**

**VACANT POSSESSION UPON COMPLETION**

