

Clothier & Day

Independent Estate & Letting Agents

26 MOORFIELDS, OFF STONE ROAD, STAFFORD, ST16 1NH

WELL PRESENTED 3 BEDROOM END TERRACE HOUSE, LARGE GARDEN PLOT



OFFERS IN THE REGION OF: £149,950

DIRECTIONS: Leave Stafford Town centre via Foregate Street. At the Greyfriars traffic island, take the second exit onto the A34 Stone Road. Continue past Stafford Common and take the third turning on the right into North Avenue. Then take the first turning on the right into Moorfields, where number 26 can be found on the right hand side of the road, evidenced by a **Clothier & Day** for sale board.

Moorfields is situated to the north side of the county town of Stafford, and is conveniently situated approximately 1 miles from the town centre, with its wide range of high street shops, mainline Intercity railway station and general hospital. Stafford has direct access to the national motorway network via the M6, which also gives access to the M6 Toll Road.

Accommodation in brief: RECEPTION HALLWAY. FAMILY LOUNGE. OPEN PLAN FITTED KITCHEN & DINING ROOM. CONSERVATORY. UTILITY & CLOAKS WC. GROUND FLOOR RE-FITTED SHOWER ROOM. 3 BEDROOMS. UPVC DOUBLE GLAZED. GAS CENTRAL HEATING. AMPLE DRIVEWAY PARKING. LARGE, FULLY ENCLOSED REAR GARDEN. **CLOSE TO STAFFORD COMMON. VIEWING IS ESSENTIAL TO FULLY THIS WELL PRESENTED PROPERTY. IDEAL FOR FIRST TIME BUYERS & INVESTMENT. WITHIN EASY ACCESS FOR M6 MOTORWAY, JUNCTION 14.**

CD210713

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Ground Floor



First Floor



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The property is entranced decorative glazed composite door providing access to

RECEPTION HALLWAY Having laminate laid hardwood flooring. Panel radiator. Electricity consumer unit. Stairs to First Floor. Wall mounted central heating thermostat. Door to Ground Floor Bathroom. Door to family Lounge.

GROUND FLOOR BATHROOM (3.45m (11ft 4ins) x 1.46m (4ft 10ins)) Having side facing UPVC double glazed window. Tiled floor. Recently re-fitted suite comprising large white wall hung wash hand basin with decorative splash back tiling to the rear and black mixer tap, low level WC in white with chrome mono-bloc flush, large walk-in shower cubicle with full height tiling, glazed and black finish sliding doors, large black shower tray, thermostatically controlled shower mixer valve, rainwater shower head. Panel radiator.

FAMILY LOUNGE (3.92m (12ft 10ins) x 3.72m (12ft 2ins)) Having front facing UPVC double glazed bow window. Panel radiator with thermostatic control valve. Television point. Ample power points around. Laminate laid flooring. Fireplace with wooden mantle, granite hearth and surround, built-in coal effect gas fire. Coving to ceiling. Doorway leading to

OPEN PLAN KITCHEN, DINING ROOM AND CONSERVATORY The **Kitchen Area (2.13m (6ft 10ins) x 2.71m (8ft 1ins))** has laminate laid flooring. Power points. Range of matching base and wall units in a 'U' shape around the room in a cream Shaker style finish. Rear facing UPVC double glazed window with views to the rear garden. One and a half bowl stainless steel sink top with chrome mixer tap. Four ring gas hob in a brushed chrome finish. Electric extractor fan above. Power points around. Complementary splash back tiling. Wood effect work surface. Tall unit housing built-in oven. Space for large refrigerator/freezer. To the **Dining Area (2.93m (9ft 6ins) x 2.71 (8ft 1ins))** there is a side facing UPVC double glazed window. Panel radiator with thermostatic control valve. Rear facing Archway leading to **Conservatory Area (3.13m (10ft 3ins) x 2.91m (9ft 6ins))** being constructed of dwarf brick wall and UPVC double glazed window units again having laminate laid flooring. Rear facing UPVC double glazed double doors providing access to the rear garden.

Also from the Dining Area there is an archway and sliding door providing access to

UTILITY SPACE AND GUESTS CLOAKS/WC (1.94m (6ft 4ins) x 1.50m (4ft 11ins)) Having Panel radiator. Rear facing UPVC double glazed window. Low level WC in white with chrome mono-bloc flush. Space and plumbing for two appliances, i.e. automatic washing machine and dishwasher.

FIRST FLOOR

Stairs to

LANDING AREA Having side facing UPVC double glazed window. Doors to all Bedrooms. Loft hatch giving access to good size storage area.

BEDROOM 1 (4.18m (13ft 9ins)max) x 3.09m (10ft 2ins)) This large double Bedroom has front facing UPVC double glazed window. Large storage cupboards to either side of the chimney breast. Panel radiator with thermostatic control valve. Over stair head cupboard housing the gas combination boiler for both central heating and hot water. Power points around.

BEDROOM 2 (3.34m (11ft 0ins) x 2.92m (9ft 7ins)) Again good size double Bedroom. Having rear facing UPVC double glazed window. Panel radiator. Power points around.

BEDROOM 3 (2.38m (7ft 10ins) x 2.16m (7ft 1ins)) Having rear facing UPVC double glazed window. Panel radiator with thermostatic control valve. Power points. Currently being used as a dressing area.

OUTSIDE

The property is accessed via block paved driveway, having ample parking for several vehicles. Side gate giving access into the rear garden. The rear garden is fully enclosed with panel fencing and dwarf wall to the rear with gravel and rockery border, has a decorative patio area to the rear of the Conservatory leading to a further slab laid patio, block paved pathway to the centre with gravel laid borders, leading to a large lawn laid area, further lawn laid area to the right hand side. Established shrubbery.

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

SERVICES All mains services are connected. Telephone subject to normal terms and conditions. The gas and 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

