



Connells

Kirkstall Avenue
Stafford



Property Description

70% SHARED OWNERSHIP - NO RENT PAYABLE

CONNELLS ESTATE AGENTS are pleased to present for sale this one bedroom cluster house within easy access to the thriving market town of Stafford which benefits from a range of high street shops, amenities and leisure facilities along with excellent commuter links including the main line intercity train station with routes extending between Manchester, Birmingham and London Euston. Junction 13 of the M6 motorway is situated approximately 1 1/2 miles away offering extended links both locally and nationally.

The property is well presented throughout and briefly comprises of an Entrance Porch and open plan Kitchen/Lounge with stairs leading to First Floor Landing, Bedroom and Family Bathroom.

Externally to the front there is a garden with lawn and paved patio seating area.

Internally

Entrance Porch

Having front door access and door into;

Kitchen/Lounge

17' 7" x 12' 6" (5.36m x 3.81m)

Having double glazed windows to front, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, oven with gas hob and cooker hood, stainless steel sink and drainer, tiled splashback, space for upright fridge/freezer and washer/dryer, radiator and laminate wood flooring.

First Floor Landing

Having stairs leading from lounge, carpet flooring and doors into;

Bedroom

12' 6" x 10' 9" (3.81m x 3.28m)

Having double glazed window to front, radiator and carpet flooring.

Bathroom

Having W.C, wash hand basin, bath with shower overhead, radiator and laminate wood flooring.

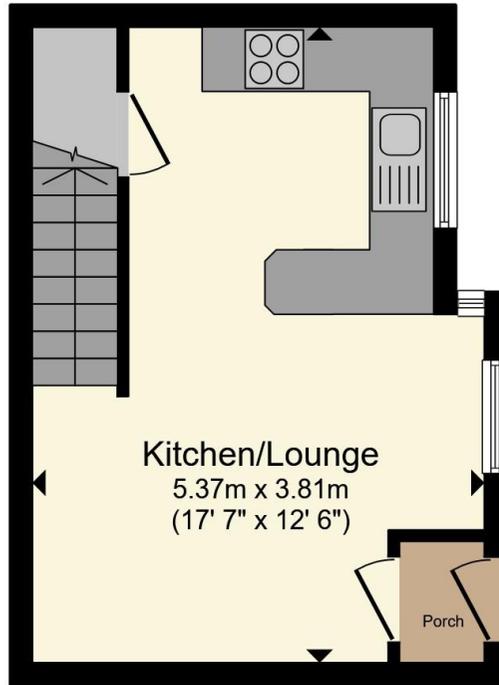
Rear

Externally to the front there is a garden with lawn and paved patio seating area.

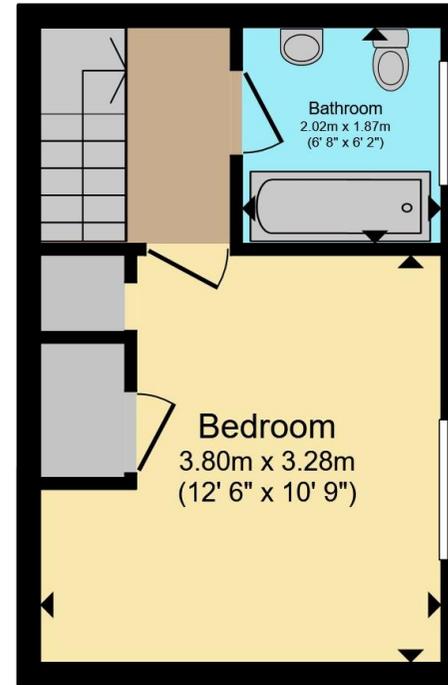








Ground Floor



First Floor

Total floor area 46.1 m² (496 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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Unit 3C, Salter Street
STAFFORD ST16 2JU

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/STD107755



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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