



**Connells**

Manor Farm Crescent  
Stafford



## Property Description

Exciting opportunity to own this three bedroom semi detached house offering spacious living accommodation for a family. Located in the highly sought after area of Burton Manor. Locally to the property there are a good range of amenities and facilities all within easy reach. The county town of Stafford is a short drive away with access to a good range of shops, places of local interest and supermarkets. The location of the property also provides excellent commuter links via the M6 motorway and Stafford railway station. Viewing a must to appreciate this stunning home.

The property comprises of lounge dining room, kitchen, three bedrooms and bathroom. Outside the property there is a garden to the front and enclosed to the rear. Viewing strongly recommended.

## Entrance Hallway

UPVC double glazed door to side and radiator.

## Lounge

16' 8" x 10' 5" ( 5.08m x 3.17m )

Two uPVC double glazed windows to the front and two radiators

## Dining Room

13' 1" x 7' 2" ( 3.99m x 2.18m )

UPVC double glazed patio door to the rear and radiator.



## Kitchen

8' 10" x 7' 2" ( 2.69m x 2.18m )

UPVC double glazed window to the rear, wall and base units with work surfaces over one and a half bowl sink with drainer, tiled splash backs and space for appliances.

## Landing

Door to all rooms and loft access.

## Master Bedroom

10' 2" x 10' 2" ( 3.10m x 3.10m )

UPVC double glazed window to the rear and radiator

## Bedroom Two

10' 9" x 8' 10" ( 3.28m x 2.69m )

UPVC double glazed window to the front and radiator

## Bedroom Three

7' 6" x 7' 6" ( 2.29m x 2.29m )

UPVC double glazed window to the front and radiator

## Bathroom

UPVC double glazed window to the rear with frosted glass low level WC pedestal hand wash basin, panelled bath, tiled splash backs and radiator.

Outside

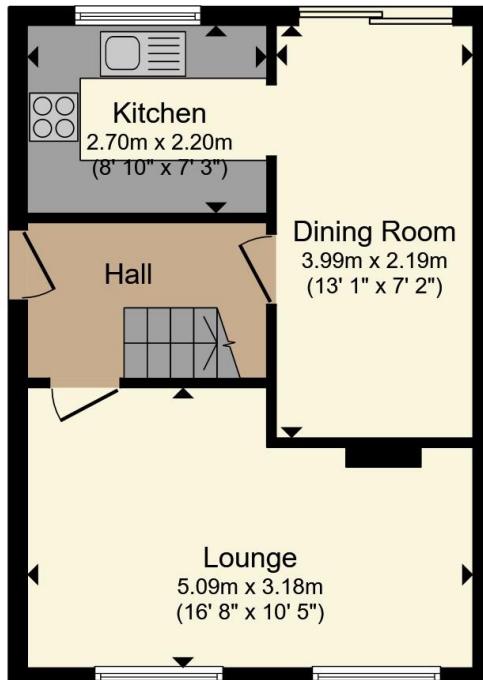
Front Garden

Rear Garden

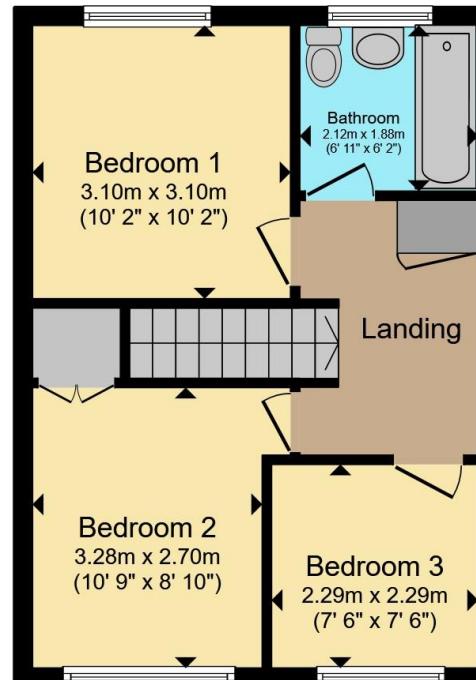








**Ground Floor**



**First Floor**

Total floor area 73.4 m<sup>2</sup> (790 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](http://www.propertybox.io)

**Connells**

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EPC Rating: D    Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD107676](http://connells.co.uk/Property/STD107676)**



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