

Burlington Drive
Stafford, ST17 9UL



An appealing semi detached house that is tastefully presented throughout, situated in a sought-after location.

£179,950

John German 

Entrance door opens into the reception hall that has a door into the front facing lounge with feature wall covering to one wall, a gas fire with a modern surround, and marble hearth and inset. A door leads into the separate dining room that has patio doors out to the terrace and garden and a useful under stairs cupboard. An opening leads to the kitchen that has a modern range of gloss base and wall mounted units with wooden work surfaces incorporating a stainless steel sink and drainer set below a rear facing window. Integrated appliances comprise an electric hob with extractor canopy, double oven, fridge and freezer. There is downlighting and tiled splashbacks.

On the first floor are three bedrooms served by the modern family bathroom having a white three-piece suite, chrome vertical towel radiator and fully tiled walls.

The property stands well back from the road beyond an attractive front garden with spacious side drive. To the rear is a paved terrace with lawn beyond enclosed by fencing. There is an excellent garden room that has space and provision for domestic appliances.

The property is situated within a popular area of Stafford, the town has a variety of amenities including a mainline intercity railway station and junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

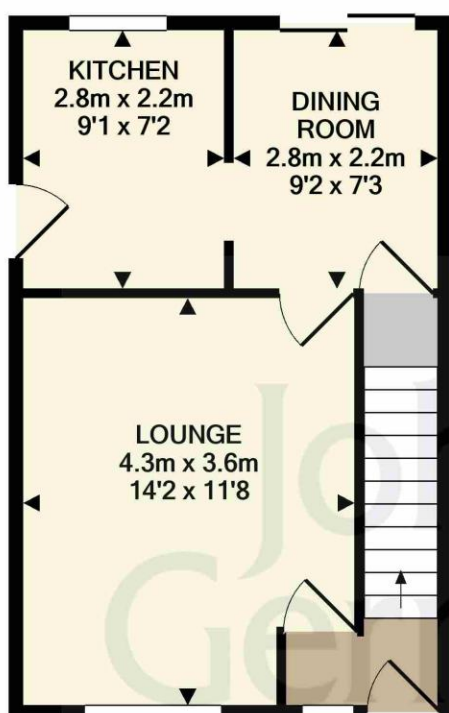
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

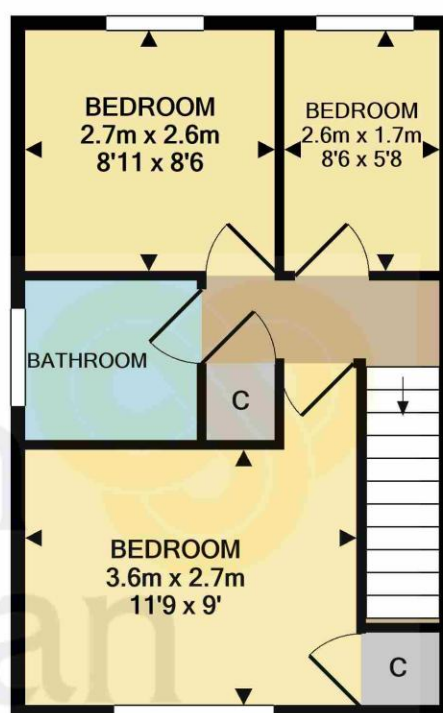
Useful Websites: www.environment-agency.co.uk
www.staffordbc.gov.uk

Our Ref: JGA/10052021

Local Authority/Tax Band: Stafford Borough Council / Tax Band B



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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