

Burton Manor Road
Stafford, ST17 9QJ



A superb traditional detached bungalow in need of modernisation, occupying an approximate 0.1 acre plot in this sought-after area and bursting with further potential!

£275,000



John German 

The much loved long term home of our vendor that now presents an exciting opportunity for a new purchaser to buy, refurbish and maybe extend (STPP) to create for new owners an exceptional bungalow to match the superb garden plot in this admired area of traditional properties including Manor Green and Manor Square.

Double glazed and gas centrally heated, you enter the property via an enclosed storm porch that then leads you into a parquet floored reception hall that is centrally placed and all main rooms lead off together with hatch access to a large boarded loft space with two skylights and a fitted ladder.

The well proportioned lounge faces the front with a bay window, original fireplace surround and picture rail.

The spacious dining kitchen enjoys views of the rear garden and access to a modern uPVC double glazed conservatory.

The kitchen has a fitted range of oak finished base and wall units, worktops, stainless steel sink and ample space for appliances.

Leading off the kitchen is a walk-in pantry and rear lobby that gives access to the garage and rear garden.

There are two spacious double bedrooms, the larger room facing to the rear garden and bedroom two overlooking the front garden, also having built in storage cupboards.

The bathroom is conveniently placed for both bedrooms and whilst in need of modernisation currently offers a bath, low level WC, wash hand basin, partial tiling and a boiler/airing cupboard housing the Worcester gas boiler.

Outside - The size and maturity of the garden is undoubtedly a main feature of this property with the main areas laid to lawn with a block paved driveway and patio together with a stone front path, double gates and walled frontage having a large variety of shrubs overall. The garage has double front doors and an internal rear door. The rear garden includes two old sheds and an aging summerhouse.

Note: The property does not currently have a registered title. Awaiting Grant of Probate.

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.

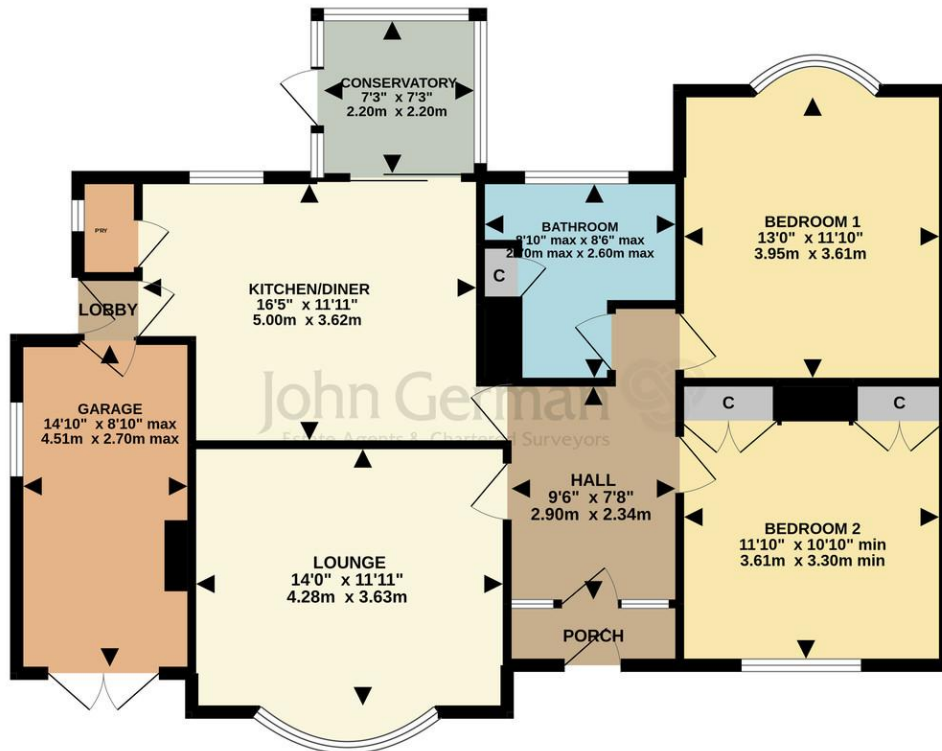
Useful Websites: www.staffordbc.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/2112022

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

GROUND FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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