

Winsford Crescent

Stafford, ST17 0PJ



A particularly well presented semi detached house which is superbly appointed throughout and has the benefit of a delightful rear garden. Situated in this highly sought after location and within easy walking distance of well respected schools for all ages.

£267,500

John German

There is a reception hall with stairs rising to the first floor landing and a useful under stairs cupboard beneath.

A delightful lounge with front facing bow window, a marble fire place with coal effect fire and a attractive contemporary style panelling to one wall.

The superb dining kitchen has a very attractive range of painted units with granite work surfaces and drainer and a recessed Franke stainless steel sink. The spending island unit, again with granite work surfaces also extends to a dining bar and incorporates a stainless steel gas hob. There is a separate split level double oven, space and provision for an American style fridge freezer (please note this is not included in the sale), downlighting and attractive flooring which extends into the excellent conservatory. The conservatory has a feature wall covering to one wall, vertical radiator and doors to the side drive and to the delightful sun terrace.

The first floor landing leads to three bedrooms, two of which have full width fitted wardrobes and the third having an over stairs cupboard.

The splendidly appointed bathroom comprises bath with shower over, WC and a circular wash basin set onto integrated drawer unit. There is half height tiling, downlighting and a chrome vertical towel radiator.

Outside, there is an ornamental chipped front garden with adjacent long drive, capable of parking two or three cars and giving access to the good sized Marley type garage. There is a particularly lovely rear garden with sun terrace accessed directly from the conservatory, lawned area, raised sleeper borders and a deck with beautiful wisteria above.

The property is situated in this exceptionally popular location, convenient for the country town centre which also has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. 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.

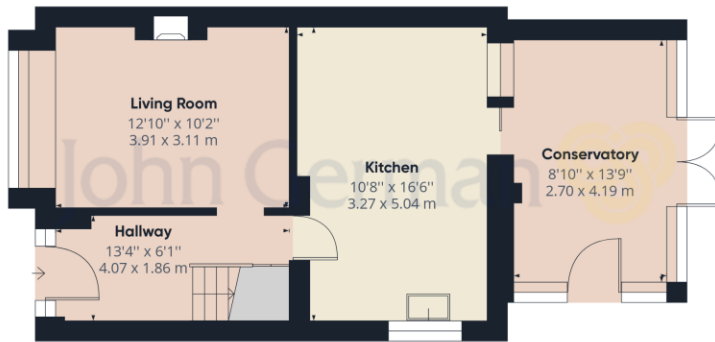
Useful Websites:

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

www.staffordbc.gov.uk

Our Ref: JGA/12092023

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



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
899.47 ft²
83.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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