

Lancaster Road

Stafford, ST17 4PF



John German 

An attractive detached house situated in a very pleasant and sought-after quiet cul de sac location that is extremely convenient for Queens retail park and the town centre.

£325,000

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A porch gives access to the reception hall that has stairs rising to the first floor. To the front is a well proportioned lounge with a bay window, an attractive marble fireplace and feature wall covering to one wall. Glass double sliding doors open to the superb dining kitchen fitted with an extensive range of gloss units with contrasting granite effect work surfaces and a one and a half bowl sink and drainer. An integrated hob has an extractor canopy above and oven beneath in addition to a microwave, fridge and dishwasher plus a useful under stairs cupboard. The delightful dining area has patio doors opening to the conservatory which has a tiled floor and access to the rear garden.

The spacious utility has a further range of cupboards, work surfaces plus space and provision for domestic appliances. The guest's cloakroom has a WC and wash basin.

The first floor landing has an airing cupboard and access to four bedrooms and the family bathroom having a bath, separate shower, pedestal wash basin, WC, attractive tiling and a chrome vertical radiator. The principal bedroom has mirror fronted wardrobes.

Outside - The house stands back from the road beyond a lawned foregarden and side drive which in turn gives access to the single garage. A side gate leads to the lovely rear garden which has paved sun terraces and a lawn.

The house is situated on a quiet cul de sac within a popular residential location within walking distance of Queens retail park and only a short distance from the town centre and its wide range of amenities including an excellent intercity railway station offering regular services to London Euston, some take only approx. one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

Notes: The land registry document refers to rights, a copy is available upon request.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Standard, Superfast and Ultrafast available

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

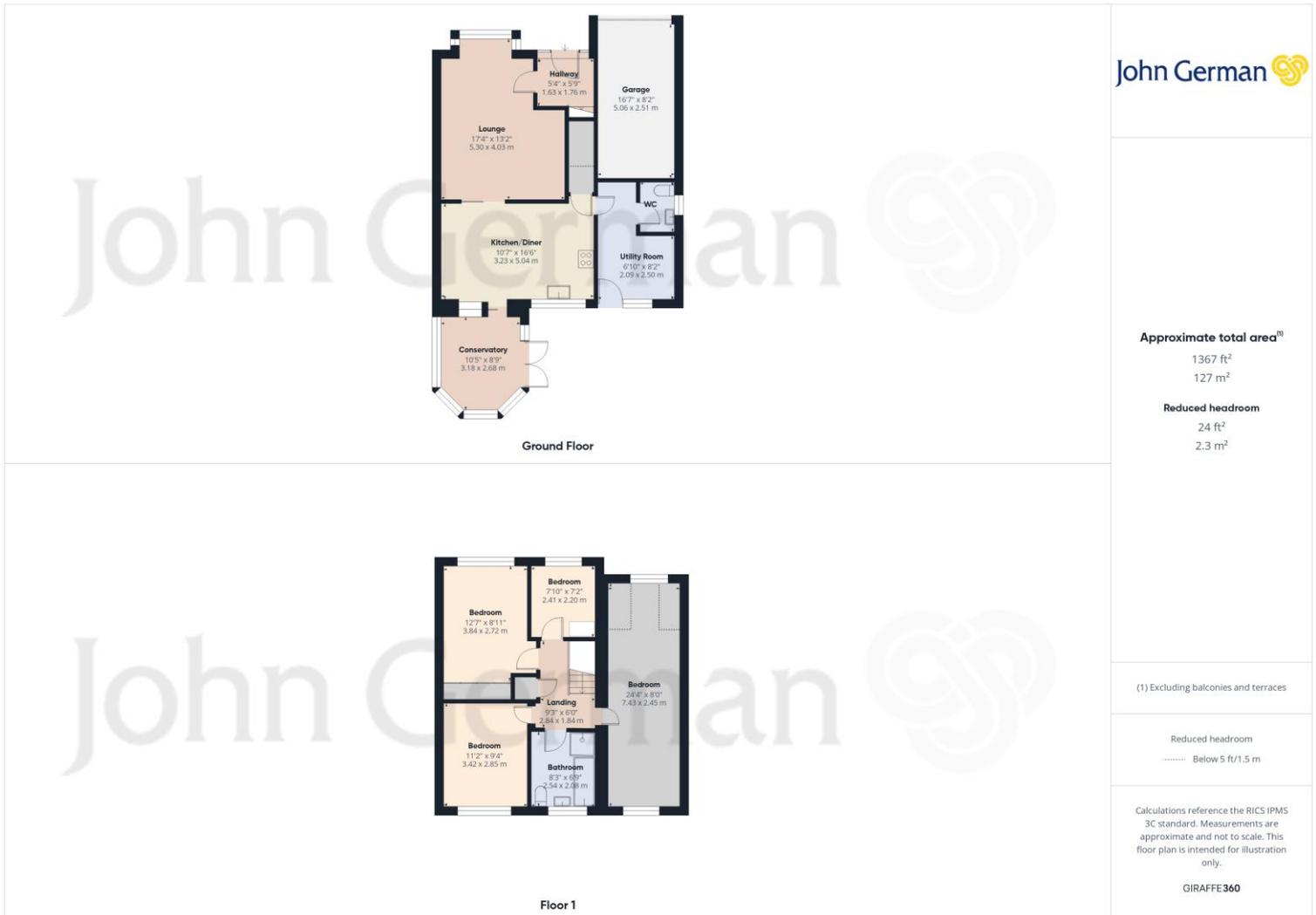
Local Authority/Tax Band: Stafford Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18062025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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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