

**FOR SALE**



**Stafford**  
**Offers In Region Of £225,000**

  
**MARTIN & CO**

## Stafford

Offers In Region Of £225,000

- Popular Location
- Kitchen/diner with Tri-fold doors
- Sunroom
- Three Bedrooms
- Driveway and Garage

Not to be missed this well proportioned three bed semi offers contemporary style living. Perfect for family living; a large open plan kitchen/diner with Bi-fold doors leads to the lounge which then gives

ENTRANCE HALL 6' 4" x 6' 6" (1.93m x 1.98m) Entered via a composite door and housing the meter cupboard and fuse board with beige carpet , radiator and wood panelled door leading to the Kitchen.

KITCHEN/DINER 14' 11" x 12' 8" (4.55m x 3.86m) A fantastic kitchen/diner which is fitted with a range of base and wall units having work surfaces to three sides incorporating a breakfast bar. There is an inset one and half bowl stainless steel sink unit with drainer and mixer tap and red tiled splashbacks. Integral appliances include an induction hob with electric oven below and cooker hood over, fridge, freezer, wine cooler and dishwasher. There is a radiator and access from the hall via a wood panelled door



and also from the driveway via a half glazed double glazed UPVC door. UPVC double glazed windows to the front and side give an abundance of light to the kitchen and dining area and black floor tiles complement the wooden tri-fold doors which lead to the Lounge.

**LOUNGE** 9' 1" x 15' 11" (2.77m x 4.85m) With wood laminate flooring, radiator and under stairs cupboard. The wood half glazed door leads to the sunroom and UPVC double glazed window allows extra light to flood into this welcoming room.

**SUNROOM** 5' 9" x 13' 2" (1.75m x 4.01m) A very useful light room with sliding UPVC double glazed doors giving access to the garden. The wood laminate flooring continues from the lounge adding a natural flow to the downstairs.

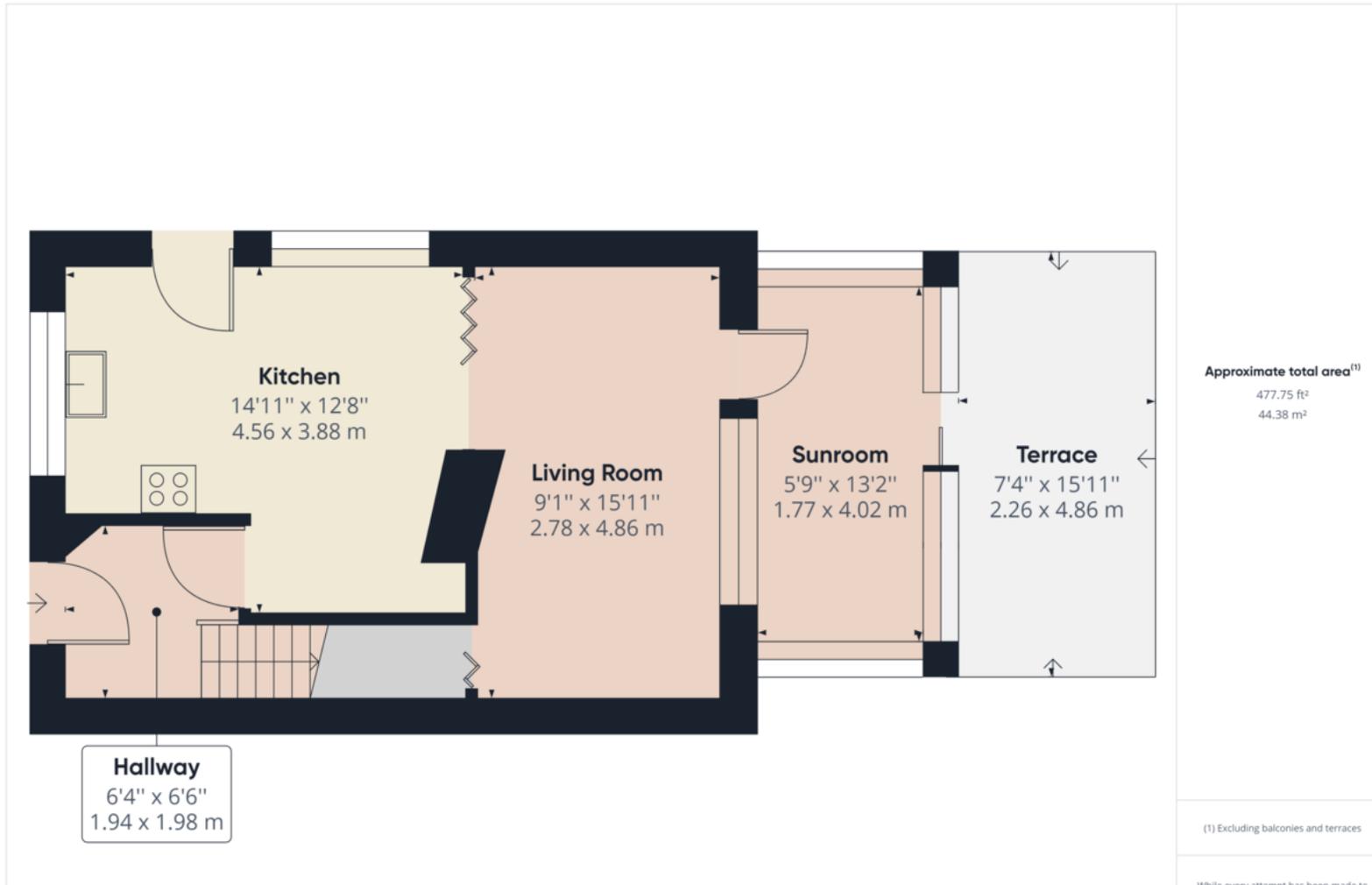
**STAIRS/LANDING** With beige carpet, loft access and airing cupboard housing the Combi boiler.

**BEDROOM ONE** 9' 5" x 5' 11" (2.87m x 1.8m) Having varnished floorboards and radiator under the UPVC double glazed window to the rear aspect.

**BEDROOM TWO** 13' 3" x 9' 10" (4.04m x 3m) Again with varnished floorboards and also the benefit of a fitted wardrobe. There is also a radiator beneath the UPVC double glazed window to the rear aspect.

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## Martin & Co Stafford

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