



Crescent Road, Rowley Park, ST17 9AL

Offers In The Region Of £315,000

Detached family home located on Crescent Road in the exclusive area of Rowley Park close to Stafford town centre providing a wide range of services. The property has been priced to reflect the need for some modernisation and early viewing of the accommodation is recommended to avoid disappointment. The property comprises: Entrance Hall / Living Room / Dining Room / Kitchen / Inner Lobby with WC off / Conservatory / Three Bedrooms / First Floor Bathroom with Separate WC / Majority UPVC Double Glazing / Gas Central Heating / Garage / Driveway with Ample Parking to Front / Private Rear Garden / NO UPWARD CHAIN



DIRECTIONS

From Stafford town centre proceed along the A518 Newport Road continuing over the railway bridge. Take the second left hand turning into Rowley Avenue and second left again into Crescent Road. The property is located on the left hand side indicated by our For Sale board.

The accommodation comprises:

GROUND FLOOR

ENTRANCE HALLWAY

Having UPVC double glazed door to front, radiator, stairs to first floor accommodation and sliding door to:

INNER LOBBY

Having space for fridge freezer, door to garage and door to:

GROUND FLOOR WC

Having low flush WC., wash hand basin with cupboard beneath and wall mounted gas central heating boiler.

LIVING ROOM

11'11" x 11'11" (3.63m x 3.63m)

Having window and door leading into conservatory, low level skirting heating, wall mounted gas fire and double opening glazed doors leading into:

DINING ROOM

15'3" x 9'11" (4.65m x 3.02m)

Having UPVC double glazed window to rear, low level skirting heating and door to:

KITCHEN

11'11" x 9'11" (3.63m x 3.02m)

Having UPVC double glazed window to front, wooden door to side, range of wall, base and drawer units, space for gas cooker, space for washing machine, tumble dryer and under counter fridge, tiled floor and radiator.

CONSERVATORY

11'9" x 7'10" (3.58m x 2.39m)

UPVC double glazed conservatory having radiator and door leading to rear garden.

A turnarouhd staircase from the entrance hall having a UPVC double glazed window leads to:

LANDING

Having access to the loft with drop down ladder for ease of access and airing cupboard housing the copper hot water cylinder.

BEDROOM ONE

15'6" x 10'11" (4.72m x 3.33m)

Having UPVC double glazed window to rear and radiator.

BEDROOM TWO

12' x 10'11" (3.66m x 3.33m)

Having UPVC double glazed window to front, radiator and built in wardrobe.

BEDROOM THREE

12'1" x 10'10" (3.68m x 3.30m)

Having UPVC double glazed window to rear, radiator and built in wardrobe.

BATHROOM

8'6" x 5'8" (2.59m x 1.73m)

Having UPVC double glazed window to front, panel bath with shower over, pedestal hand basin and radiator.

SEPARATE WC

Having UPVC double glazed window to side and low flush WC.

OUTSIDE

TO THE FRONT

The property is set back from the road behind wrought iron double operating gates onto the driveway allowing ample parking for several vehicles. A further gravel border area is located to the side all being bounded by mature hedgerows. Access to the rear garden can be gained via either side of the property via wooden gates.

GARAGE

The integral garage has an up and over door to front, electric power and lighting and door to rear leading to the inner lobby.

TO THE REAR

The rear garden is tiered with gravel borders having an abundance of mature plants and shrubs along with a garden shed.

SERVICES

All mains services are connected in accordance with normal terms of supply.

TENURE

We are advised that the property is Freehold but verification should be obtained via your solicitor.

VIEWING

Strictly via the selling agents - NICOLSONS - 01785 21214

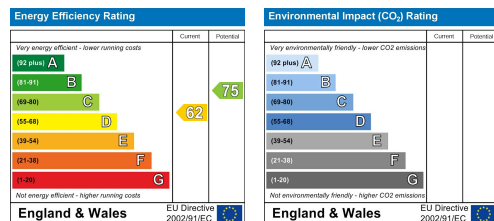
VACANT POSSESSION OF COMPLETION

ENERGY PERFORMANCE CERTIFICATE RATING

Band D

NOTE

The testing of any apparatus, equipment, fittings or services has not been carried out and therefore we cannot verify that they are in working order. The buyer us advised to obtain verification through their solicitor or surveyor. Floor plans are for illustrative purposes only and are not to scale. All measurements are approximate.



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