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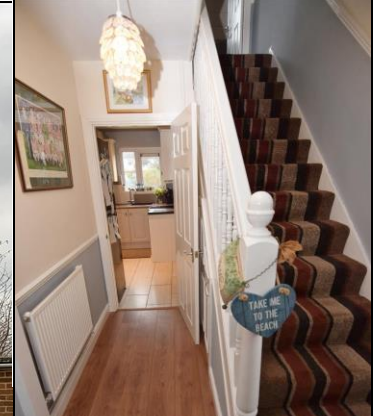
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Call 01785 256100 to arrange a viewing

£119,950



22 Brook Glen Road
Stafford ST17 9DF

Property Description

A spacious and nicely presented three bedroom semi detached property, positioned in a quiet residential location. Rising brook offers local amenities including local shops and a post office and is located a short distance from Stafford Town Centre. Stafford Town Centre provides a large range of shops, supermarkets, restaurants and an inter-city railway station. The M6 motorway is easily accessible via junctions 13 and 14.

In brief this property consists of :- entrance hall, kitchen, dining room, lounge, conservatory, guest WC, utility room, three bedrooms, shower room, gardens to the front and rear and a driveway providing off road parking.

Features

- Well Presented Property
- Spacious Rooms
- Two Reception Rooms
- Ground Floor WC
- Utility Room
- Modern Fitted Kitchen

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GROUND FLOOR

Canopy porch, composite glazed door leading into :-

Entrance Hall 3.31m (10' 10") x 1.97m (6' 6") max

Wood effect flooring, UPVC double glazed window to side, ceiling light point, radiator, power point, door to kitchen, stairs to first floor landing.



Kitchen 3.27m (10' 9") x 2.62m (8' 7")

Two UPVC double glazed windows to rear, fitted wall and base units in a cream finish, space for stand alone electric cooker, space for upright fridge freezer, wood effect work surface over, inset composite sink and drainer with swan neck mixer tap, tile splash backs, recessed ceiling lights, tiled flooring, doors leading into dining room and storage cupboard with window to side, glazed panel door leading into utility room.



Dining Room 2.85m (9' 4") x 2.71m (8' 11")

UPVC double glazed door to conservatory, radiator, ceiling light point, multiple power points, space for dining table and chairs, opening into :-



Lounge 4.52m (14' 10") x 3.31m (10' 10")

UPVC double glazed windows to front, ceiling light point, TV point, multiple power points, feature fireplace with wood surround and inset living flame gas fire.



Conservatory 2.63m (8' 8") x 2.49m (8' 2")

UPVC double glazed construction, sliding patio doors to rear garden, poly-carbonate roof, tiled flooring.



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Utility Room 2.29m (7' 6") x 1.76m (5' 9") min

UPVC double glazed doors to rear garden and front, counter top with space and plumbing under for two appliances, ceiling light point, part tiled walls, radiator, multiple power points, hatch to roof space, door leading into :-



Guest WC

Close coupled WC, wall mounted wash hand basin, tiled flooring, part tiled walls, ceiling light point.

FIRST FLOOR

Landing

UPVC double glazed window to side, ceiling light point, radiator, power points, hatch to loft, doors to three bedrooms, shower room and cupboard with shelving for linen storage.

Bedroom 1 3.66m (12' 0") x 3.34m (10' 11")

UPVC double glazed windows to front, built in wardrobes and fitted wardrobes, radiator, multiple power points, ceiling light point, ample room for bedroom furniture.



Bedroom 2 4.49m (14' 9") x 2.69m (8' 10")

UPVC double glazed windows to rear, fitted bedroom furniture, double doors to cupboard housing gas combination boiler, radiator, multiple power points, ceiling light point.



Bedroom 3 2.81m (9' 3") x 2.43m (8' 0") max

NB - some restricted floor space due to over stairs boxing
UPVC double glazed windows to front, ceiling light point, radiator, multiple power points, doors to built in wardrobes.

Shower Room 1.95m (6' 5") x 1.68m (5' 6")

UPVC double glazed opaque windows to rear, vinyl flooring, fully tiled walls, corner shower cubicle with fixed head rainfall shower and diverter to hand held shower head, hidden cistern WC, vanity unit with drawers under and top mounted sink, recessed ceiling lights.



OUTSIDE

To the front :- driveway with room for off road parking, area of lawn, hedged borders.

To the rear :- fully enclosed by panel fencing, patio area of decorative stone chips, large area of lawn, garage (not suitable for vehicles) to the rear, range of mature trees and shrubs.

