





Offered for sale with no upward chain, this well-presented and modernised two-bedroom semi-detached home occupies a pleasant position within the highly sought-after Beaconside area of Stafford. Situated within a quiet and established residential location, the property enjoys convenient access to Stafford town centre, Stafford County Hospital, Junction 14 of the M6, local amenities, schools and transport links, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The accommodation begins with a welcoming entrance hallway featuring a staircase rising to the first floor and access to a bright and comfortable lounge. The lounge enjoys a bow window to the front elevation, flooding the room with natural light, and features an attractive electric fireplace with exposed brick surround and timber mantel. To the rear of the property is a contemporary kitchen diner fitted with a range of matching wall and base units, complementary work surfaces and integrated cooking appliances including a hob, oven and grill. Offering ample space for dining, the kitchen benefits from two windows overlooking the rear garden and a door providing direct access outside.

To the first floor, the landing leads to two well-proportioned bedrooms, including a generous principal bedroom with fitted mirrored wardrobes and useful built-in storage. A modern family bathroom is fitted with a three-piece suite comprising a bath with electric shower over, wash hand basin and WC.

Externally, the property enjoys a private enclosed rear garden with a paved patio seating area leading onto a lawn, creating an ideal space for outdoor relaxation and entertaining. To the rear of the garden, the property benefits from off-road parking. Further advantages include gas central heating, double glazing throughout and fibre broadband availability.

Early viewing highly recommended.



Hallway

A welcoming entrance hallway featuring a frosted glazed window to the side elevation, staircase rising to the first-floor landing, central heating radiator, smoke alarm, and a glazed timber front entrance door. An internal door provides access to the lounge.

Lounge

A bright and comfortable reception room enjoying a glazed bow window to the front elevation, allowing for plenty of natural light. The room benefits from a central heating radiator, telephone point, fibre broadband connection, TV aerial point, and a feature electric fireplace with exposed brick surround, timber mantel, and tiled hearth. A gas connection remains available should a gas fire be preferred. Additional features include a carbon monoxide detector, thermostat, and a useful storage cupboard housing the electrical consumer unit. An internal door leads through to the kitchen.

Kitchen/Diner

Fitted with a range of matching wall and base units incorporating drawers and complementary work surfaces with tiled splashbacks. Integrated appliances include a stainless-steel sink and drainer with mixer tap, four-ring hob, oven, and grill. There is space for additional freestanding under-counter appliances. Further benefits include a central heating radiator, extractor fan, two glazed windows overlooking the rear garden, and a rear entrance door providing direct access to the garden.



Landing

With a frosted glazed window to the side elevation, smoke alarm, loft access hatch, and doors leading to all first-floor accommodation.







Bedroom One

A well-proportioned double bedroom featuring a glazed window to the front elevation and central heating radiator. The room benefits from a built-in double wardrobe with sliding mirrored doors, offering hanging space and shelving. A useful over-stairs storage cupboard houses the gas-fired central heating boiler.

Bedroom Two

A comfortable second bedroom with a glazed window to the rear elevation and central heating radiator.

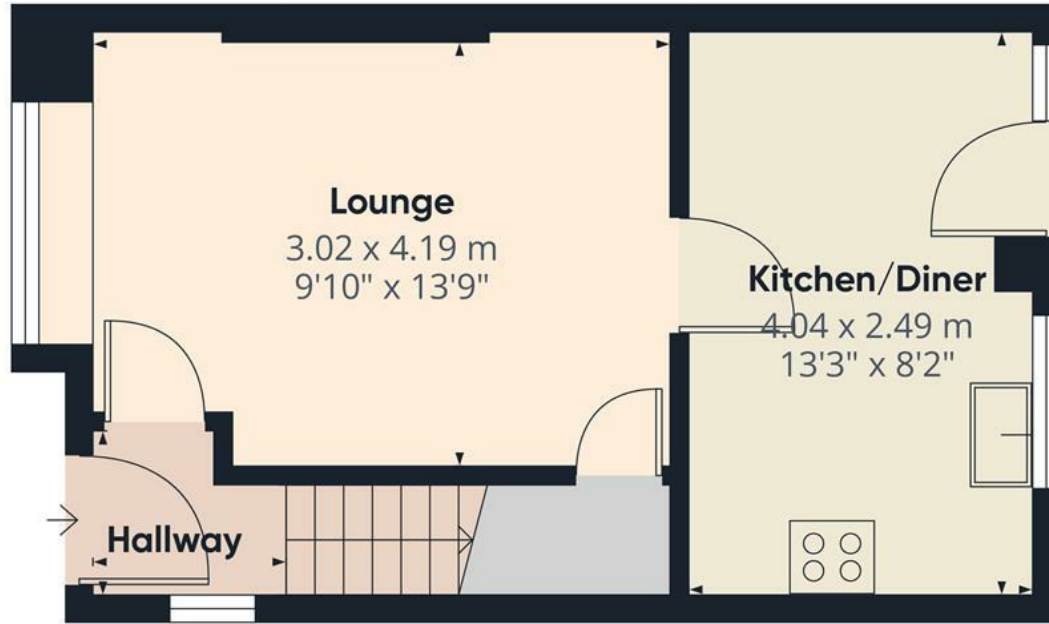
Bathroom

Appointed with a three-piece suite comprising a low-level WC, pedestal wash hand basin, and panelled bath with mixer tap and electric shower over, complemented by a glazed shower screen. Additional features include a frosted glazed window to the rear elevation, extractor fan, shaver point, electric fan heater, and central heating radiator.

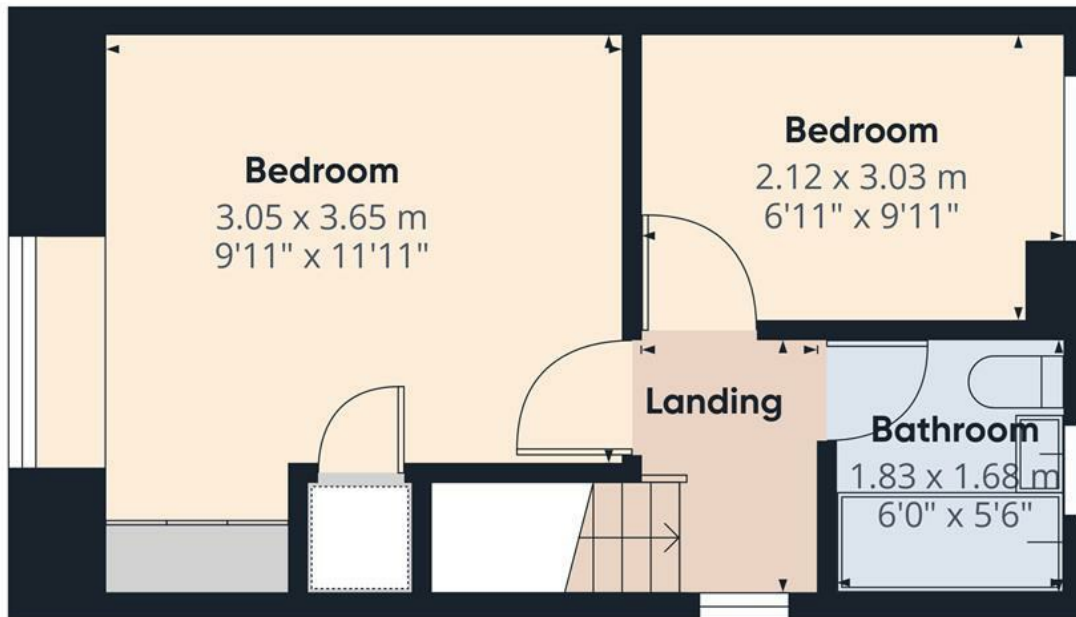








Floor 0



Floor 1

Approximate total area⁽¹⁾

51.3 m²

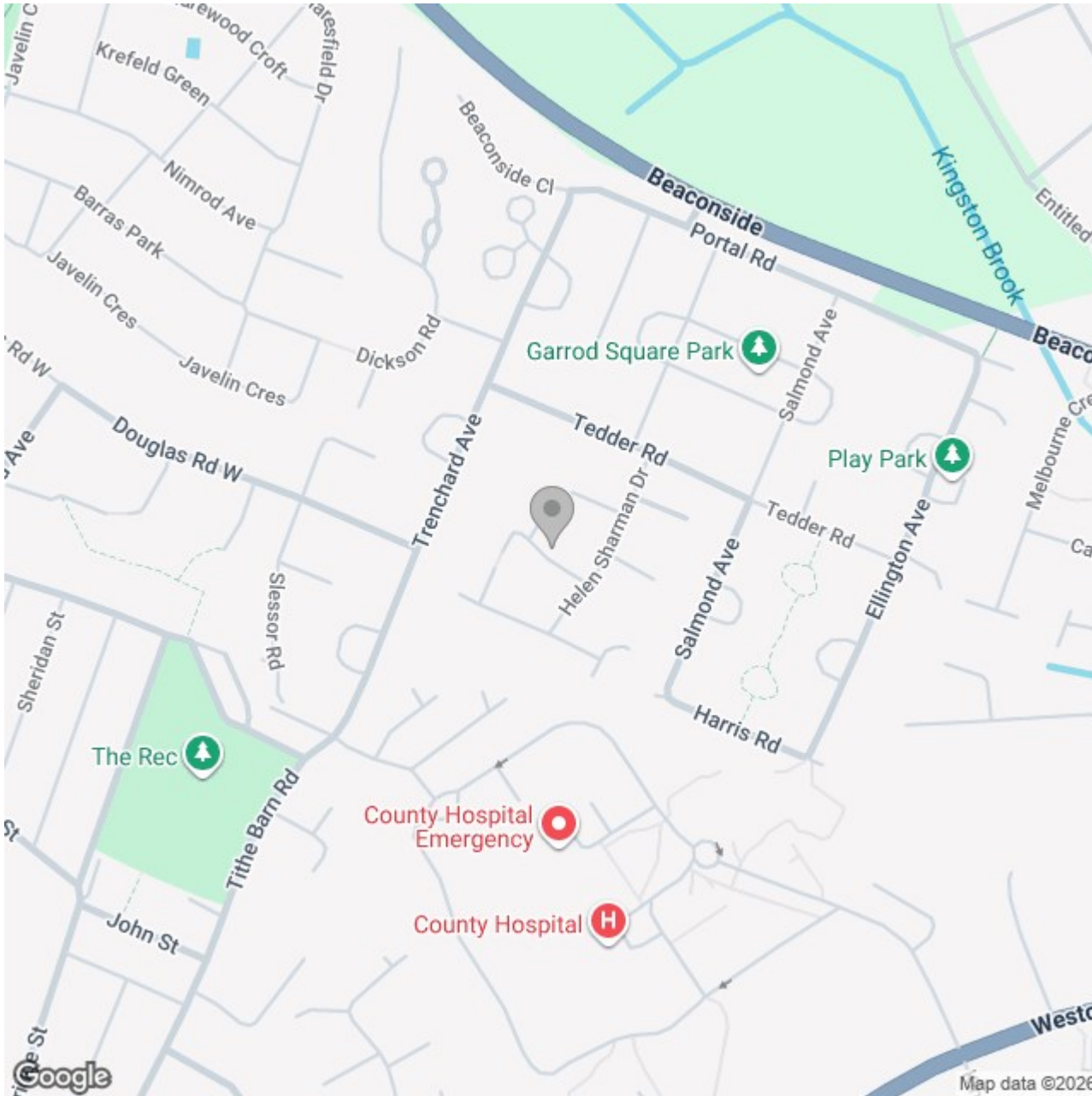
553 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	