



**Connells**

Marston Road  
Stafford

Marston Road  
Stafford ST16 3BX

for sale offers in the region of  
**£160,000**



## Property Description

CONNELLS ESTATE AGENTS are delighted to present for sale this three bedroom mid-terraced home on the popular Marston Road, Stafford. The property is within close proximity of local shops, schools and amenities and a short walk from the town centre of Stafford - ideal for commuting with excellent access to the M6 motorway network, local bus routes and rail links with direct lines to Birmingham, Manchester and London.

This ideal family home is well presented throughout and briefly comprises an entrance hallway, lounge, dining room and fitted kitchen all located on the ground floor, with stairs leading to first floor landing, three bedrooms and family bathroom.

Externally to the rear there is a landscaped courtyard.

## Internally

### Entrance Hallway

Having UPVC door to front and doors into;

### Lounge

Having double glazed window to front, radiator and wood flooring.

### Dining Room

Having double glazed window to the rear, radiator and wood flooring.

### Fitted Kitchen

Having double glazed window to side and rear door to side, this fitted kitchen offers a range of wall and base units incorporating work surfaces over, stainless steel sink and drainer, oven with induction hob and cooker hood, spotlights and wood flooring.

### First Floor Landing

Having stairs leading from entrance hallway and doors into;

### Bedroom One

Having double glazed window to front, fireplace, radiator and carpet flooring.

### Bedroom Two

Having double glazed window to front, radiator and carpet flooring.

### Bedroom Three

Having double glazed window to rear, radiator and carpet flooring.

### Bathroom

Having W.C, wash hand basin, bath and radiator.

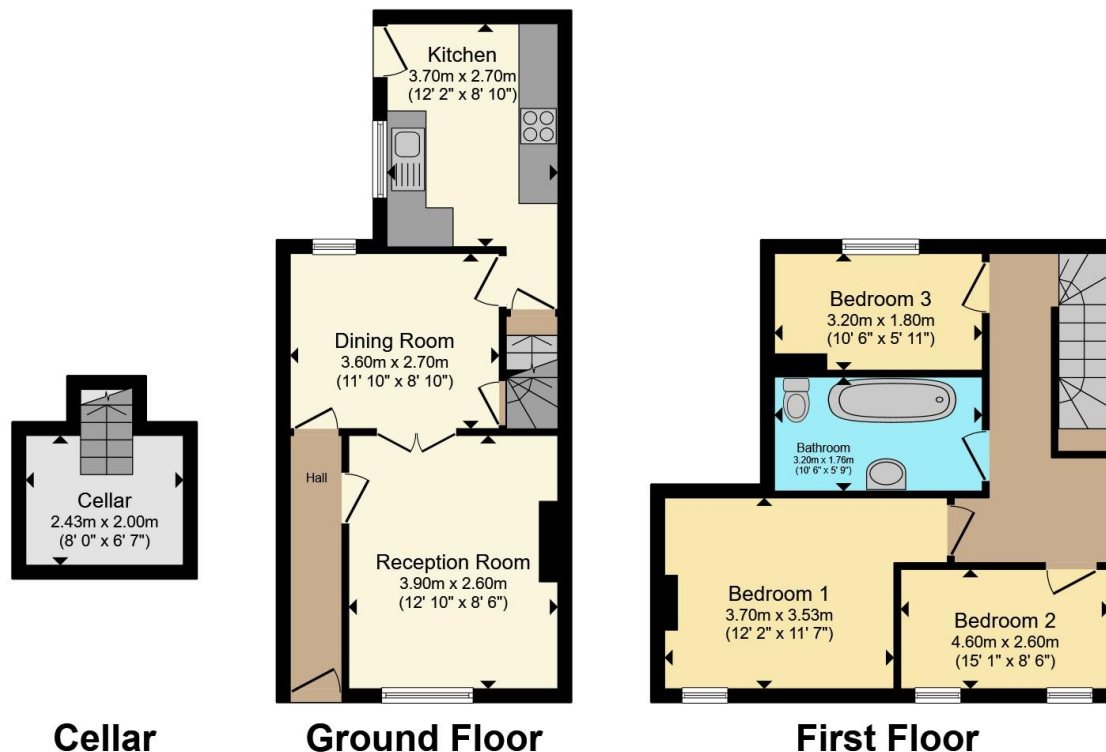
## Externally

Externally to the rear there is a landscaped courtyard.









Total floor area 81.8 m<sup>2</sup> (881 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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Unit 3C, Salter Street  
 STAFFORD ST16 2JU

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD107954](http://connells.co.uk/Property/STD107954)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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