

## 19 Steadman Crescent



**£130,000**

# 19 Steadman Crescent

A well presented Two bedroom family home in Steadman Crescent Burton Manor. Steadman Crescent is situated to the south west side of the county town of Stafford, and is approximately 1.75 miles from the town centre, with it's wide range of high street shops, mainline Intercity railway station, general hospital and university. Stafford has direct access to the national motorway network via the M6, junction 13 is approximately 0.5 miles away, which also gives access to the M6 Toll Road.

## GROUND FLOOR

Canopy porch, courtesy light, uPVC double glazed door to:

### Entrance Hall

Stairs to first floor landing, radiator, doors to lounge and kitchen.

### Lounge 3.90m (12' 10") x 3.33m (10' 11")

Feature fireplace with wood surround, marble hearth and back, electric fire point, TV points, power points, uPVC double glazed sliding patio doors to:



### Conservatory 3.10m (10' 2") x 2.30m (7' 7")

uPVC double glazed sides and roof, French doors to patio and rear garden.



### Kitchen 3.00m (9' 10") max x 2.74m (9' 0") max

With a range of matching wall and base units incorporating cupboards, drawers and lit display cabinet integrated SMEG fan assisted oven and grill, space for fridge and freezer. Work surface over with tile splash backs, inset Blanco one and half bowl and drainer with contemporary mixer tap, integral SMEG four burner gas hob with SMEG extractor over, power points, tiled flooring, uPVC double glazed window to front, uPVC double glazed door to lobby, door to:



### Dining Room 2.94m (9' 8") x 2.58m (8' 6")

uPVC double glazed window to rear, power points, telephone point, radiator.  
(currently being used as an office)

### Lobby 2.71m (8' 11") x 1.26m (4' 2")

Tiled flooring, uPVC double glazed doors to front and rear, opening to:

### Utility Room 1.92m (6' 4") x 1.54m (5' 1")

uPVC double glazed obscure window to front, space and plumbing for washing machine and dryer, power, lighting, opening to:

### WC

Closed coupled WC, lighting.

## FIRST FLOOR

### Landing

Two uPVC double glazed windows to front, balustrade with

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

glazed panel feature, radiator, power points, Hatch to loft, doors to two bedrooms and bathroom

**Bedroom 1** 3.92m (12' 10") x 2.78m (9' 1") to robes

uPVC double glazed window to rear, range of built in wardrobes with sliding doors, double cupboard, radiator, power points.

**Bedroom 2** 3.94m (12' 11") x 2.60m (8' 6")

uPVC double glazed window to rear, radiator, power points

**Bathroom**

With a white suite comprising panelled bath with mixer filler and shower, pedestal wash hand basin with mixer tap, closed coupled WC. Recessed ceiling lighting, heated towel ladder, fully tiled walls, uPVC double glazed obscure windows to side and front.

**OUTSIDE**

To the front: an enclosed frontage with concrete imprinted drive with room for multi vehicle off road parking

To the rear: A good sized garden, fully enclosed by panel fencing and hedging, paved patio and lawned areas, metal storage unit.

