



260 Stone Road, Stafford

£240,000 Freehold



A Three bedroom, semi-detached home on Stone Road, ready for your magic touch. Perfect for first-time buyers, upsizers or downsizers seeking charm and potential. • Bay windowed dining room, adjoining living room with log burner & glazed French doors, breakfast room with room for appliances, kitchen with oven, hob, sink & room for more! Plus a handy shower room. • Three bedrooms, one with a balcony & bay window, plus a family bathroom with panelled bath, pedestal basin, and WC for everyday convenience. • Generously sized rear garden with patio and lawn for play, planting or entertaining. Also front tarmacked driveway for parking. • Stone Road, Stafford, conveniently just a short drive to the town centre, with shops, schools, and great transport links all nearby.



Set on Stone Road in Stafford, this three-bedroom semi-detached property offers excellent potential for first-time buyers, families, or those looking to downsize. The home is well laid out and ready for updating to suit individual tastes.

You enter the property via a spacious and welcoming hallway, which leads through to the dining room. The dining room features a bay window, providing plenty of natural light and a pleasant space for family meals or entertaining. From here, the adjoining living room offers a comfortable setting, complete with a log burner and glazed French doors opening directly onto the rear garden.

To the rear of the property is a useful breakfast room, providing additional space for appliances or flexible use depending on your needs. This leads into the kitchen, which is fitted with oak-effect units, contrasting worktops, a stainless-steel one-and-a-half sink and drainer, oven and grill, four-burner gas hob with cooker hood, and space for further appliances. Completing the ground floor is a shower room with vanity wash hand basin and WC, ideal for everyday family practicality.

Upstairs, the first floor offers three bedrooms. One bedroom benefits from both a bay window and access to a balcony, adding character and additional outdoor space. The family bathroom is fitted with a panelled bath, pedestal wash hand basin, and WC.

Outside, the property truly benefits from a generously sized rear garden, which offers a great deal of versatility. The garden is mainly laid to lawn, providing an excellent space for children to play, gardening enthusiasts, or those simply looking to enjoy time outdoors. A patio area sits directly off the rear of the property, making it ideal for outdoor dining, barbecues, and entertaining during the warmer months. The size and layout of the garden offer scope for further landscaping, planting, or the addition of outdoor seating areas, subject to individual preference.

Location

Stafford North is a popular and well-connected area offering a great balance of convenience, community, and countryside. Located just a short distance from **Stafford town centre**, the northern side of the town is highly sought after by families, professionals, and commuters alike thanks to its excellent transport links, quality local amenities, and attractive residential developments.

The area benefits from **easy access to the M6 motorway (Junction 14) Stafford railway station** is also within easy reach, offering regular direct services to London, Birmingham, and Liverpool, making it ideal for those needing to travel further afield.

Local amenities include well-regarded **primary schools and the popular Sir Graham Balfour High School**, everyday shops, supermarkets, leisure facilities, and pleasant green spaces. Nearby attractions such as **Cannock Chase Area of Outstanding Natural Beauty** and **Doxey Marshes Nature Reserve** provide plenty of opportunities for outdoor recreation.



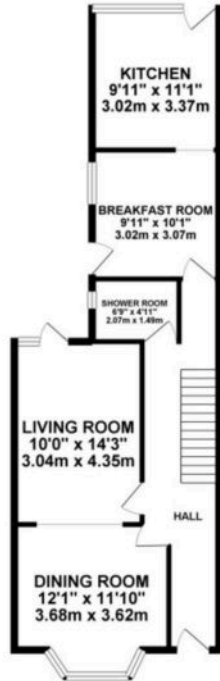
A three-bedroom semi-detached home on Stone Road, featuring a dining room, adjoining living room with log burner, breakfast room, kitchen, shower room and family bathroom. The property also benefits from a balcony, rear garden and driveway. Well suited to first-time buyers, upsizers or downsizers, the home offers good potential for personalisation. Ideally located in Stafford, close to local schools, shops and transport links.

Council Tax band: C

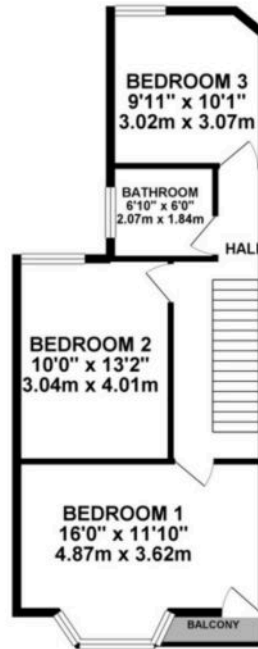
Tenure: Freehold



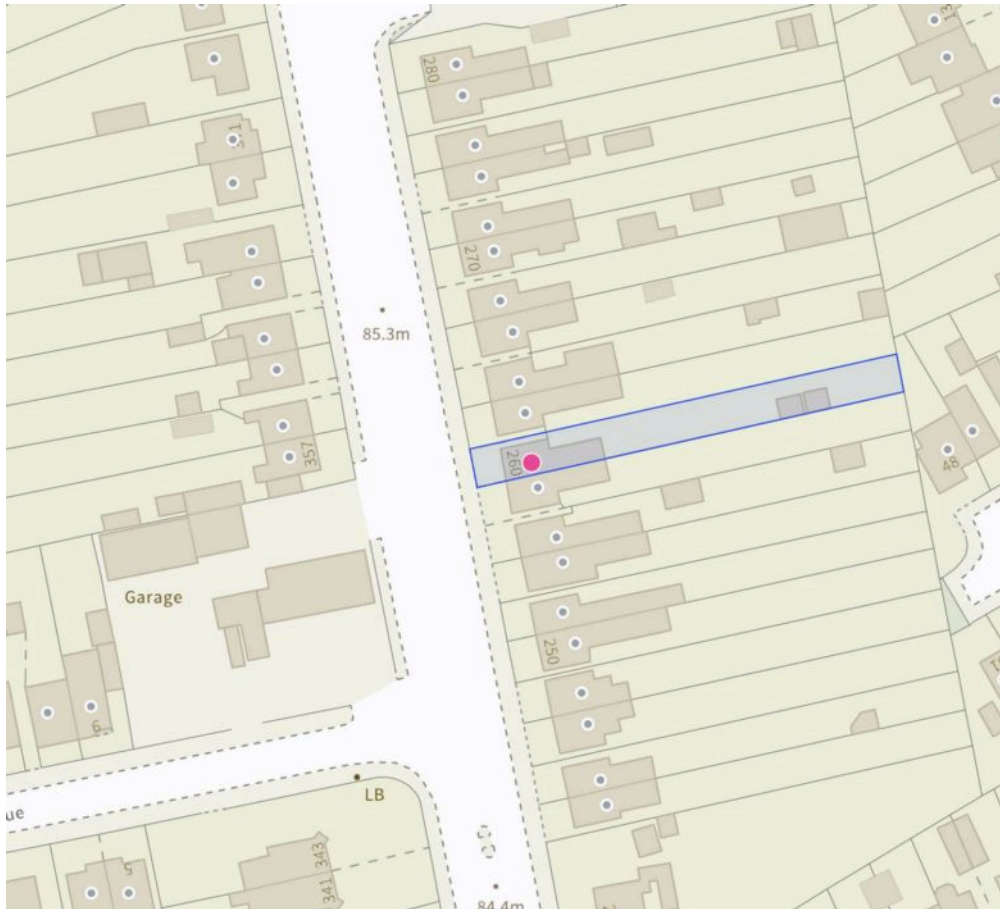
GROUND FLOOR 655.90 sq. ft.
(60.93 sq. m.)



1ST FLOOR 538.03 sq. ft.
(49.98 sq. m.)



TOTAL FLOOR AREA: 1193.92 sq. ft. (110.92 sq. m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements of areas, sections, views and any other data are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be used in full by any prospective purchaser. The architect, engineer and contractor accept no liability for any error or omission or misstatement. Measurements are given in feet and inches and in meters. Measurements are given to the nearest millimeter.



You can include any text here. The text can be modified upon generating your brochure.