



## 18 Melbourne Crescent

Stafford ST16 3JU

£1,150 Per Month

- Three Bedroom Detached
- Garage and Parking
- Sitting room
- Brand new kitchen
- Dining area
- Conservatory
- Refurbished bathroom
- EPC D
- Residential area
- Close to M6 Jct 14



Located close to the town centre and M6 Junction 14 we are pleased to have this **THREE BEDROOM DETACHED** property available. The property also benefits from having a **DRIVEWAY** and **GARAGE**.

Briefly the property features an enclosed porch leading to a reception **HALLWAY** with access to the front-facing **SITTING ROOM** with understairs storage. The lounge connects to a **SEPARATE DINING ROOM** with patio doors opening into a **UPVC CONSERVATORY** overlooking the rear garden. The newly **REFURBISHED KITCHEN** offers a U-shaped layout with light grey units, complementary worktops, space for appliances, and houses the **COMBI BOILER**.

Upstairs, the landing gives access to **THREE BEDROOMS** and a **MODERN FAMILY BATHROOM**. the principle includes **BUILT IN WARDROBES**. The bathroom is fitted with a **BATH AND ELECTRIC SHOWER**, wash basin and toilet.

Outside, the rear garden is fully enclosed with a **PATIO AREA** and a **LAWNED GARDEN**, creating a private and attractive outdoor space. This property is a fabulous family home. Pay a cash deposit of £1326 or why not save on moving costs by opting for the alternative deposit option saving over £1060.

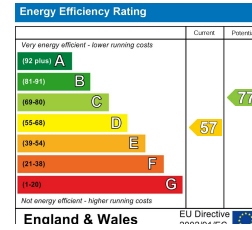
Disclaimer: Every effort has been made to ensure the description, details and photos are an accurate reflection of the let however there may be slight variances.



## Area Map



## Energy Efficiency Graph



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