



LITTLE MANSIONS LTD

Specialising in Lettings & Property Management



1 Burton Court Rising Brook Stafford ST17 9LU

£895 PCM

- Three Bedroom Property
- Refurbished throughout
- Sitting room
- Dining room
- Large Fitted Kitchen
- Refitted Bathroom [shower over bath]
- Separate WC
- Parking
- EPC Rated D
- Gas Central Heating



FULLY REFURBISHED THREE BEDROOM PROPERTY now available! This deceptively spacious house is located above shops on Burton Court and benefits from the fantastically convenient location which is private, has supermarket, takeaway, restaurants on the doorstep and also Burton Manor Sports and Science academy minutes away or for those who work in the town its no more than ten minutes into Stafford or to Junction 13.

The property has been fully refurbished throughout and decorated in a neutral palette. Generously sized this property has entrance hall leading into **TWO RECEPTION ROOMS** with a sitting room and dining room and **FULLY FITTED KITCHEN** in white gloss and grey it's a perfect size for a **FAMILY**. Upstairs there are two generous **DOUBLE BEDROOMS** with storage and a **GOOD SIZED SINGLE** bedroom also with refitted **MODERN BATHROOM** with shower over bath and **SEPARATE WC**.

The property comes with freestanding oven included, space for washing machine, dishwasher and large fridge freezer. Is serviced by a **COMBI BOILER** central heating system and has **AMPLE PARKING** available. The whole property is bright, modern, clean and has been lovingly refurbished just waiting for a new tenant that wants an immaculate property long term. Viewing is highly recommended to appreciate the finish on offer.

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.

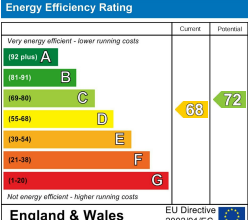
To book a viewing visit www.little-mansions.co.uk/property and book through our website to submit your details



Area Map



Energy Efficiency Graph



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