



Fairoak Avenue | Stafford | ST16 1LU  
£240,000

 Webbs  
estate agents

## Summary

\*\* POPULAR LOCATION \*\* CLOSE TO AMENITIES & SCHOOLS \*\* DETACHED FAMILY HOME \*\* THREE BEDROOMS \*\* OPEN PLAN LIVING DINING ROOM \*\* KITCHEN \*\* GARAGE \*\* DRIVEWAY \*\* IDEAL FOR FIRST TIME BUYERS \*\*

WEBBS ESTATE AGENTS are pleased to market this three bedroom detached family home, located in a popular area of Stafford on Fairoak Avenue. The property is located close to amenities, schools, useful transport and commuter links. The internal accommodation briefly comprises; entrance hallway, open plan living dining room, kitchen, garage, three bedrooms and a family bathroom. Viewing of the property is advised to appreciate the size and space on offer and would be ideally suited to a first time buyer looking to get their foot on the property ladder.

## Key Features

- POPULAR LOCATION
- DETACHED FAMILY HOME
- OPEN PLAN LIVING DINING ROOM
- GARAGE
- DRIVEWAY
- CLOSE TO AMENITIES & SCHOOLS
- THREE BEDROOMS
- KITCHEN
- REAR GARDEN
- VIEWING ADVISED

## Rooms and Dimensions

### Hallway

### Living Room

15'9 x 12'0 (4.80m x 3.66m)

### Dining Room

6'11 x 9'11 (2.11m x 3.02m)

### Kitchen

8'11 x 11'8 (2.72m x 3.56m)

### Garage

8'9 x 17'7 (2.67m x 5.36m )

### Bedroom 1

8'8 x 13'0 (2.64m x 3.96m)

### Bedroom 2

9'7 x 11'0 (2.92m x 3.35m)

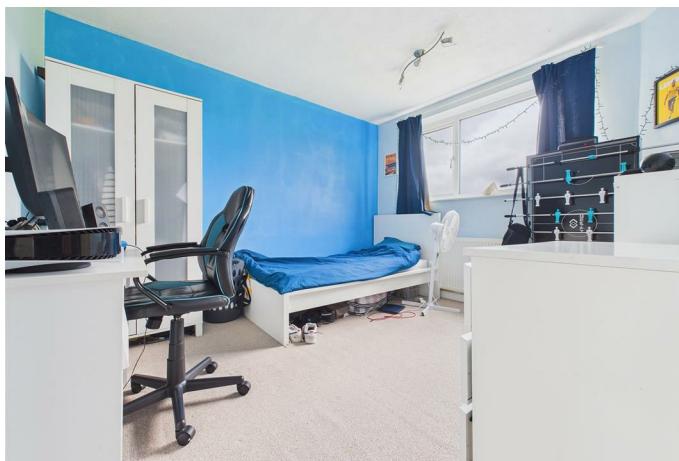
### Bedroom 3

6'10 x 9'6 (2.08m x 2.90m)

### Bathroom

### Identification Checks (R)







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs		Current	Very environmentally friendly - lower CO <sub>2</sub> emissions		Current
95-100	A	76	95-100	B	76
81-89	B	66	81-90	C	66
65-74	C	66	65-84	D	66
55-64	D	66	55-84	E	66
31-50	E	66	31-50	F	66
21-30	F	66	21-30	G	66
1-20	G	66	1-20	G	66
All energy efficient - higher running costs			All environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		