



54 Longhurst Drive, Stafford, ST16 3RG

Dixon & Co

Sales Lettings Commercial

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Set in the popular location of Kingston Hill. The county town of Stafford offers an intercity railway station with London Euston one hour and 20 minutes away. The town centre has a wide range of facilities including high street shops, stores, and supermarkets. The town centre boasts a general hospital and university. Junctions 13 and 14 of the M6 provide direct access to the national motorway network and M6 Toll

The terraced property offers well-proportioned accommodation and has the benefit of full gas central heating via a Worcester combi boiler, with radiators in all rooms and double glazing throughout. The accommodation comprises; a lounge/diner, Kitchen, Conservatory, 3 bedrooms, and family shower room.

There is a detached garage situated 100 metres from the property, and planning permission has been granted for a drop kerb.

Hall: The property is accessed via a UPVC front door leading to reception rooms and stairs to the first floor.

Lounge/Diner: Set to the front property with lovely bay window, the open plan design provides exceptional flow throughout the property and is the perfect place for relaxing and dining.



Kitchen: Set to the rear aspect with views over the garden this modern kitchen has beech effect units with silver finishes, and beech laminate worktops. There is space for a washing machine with both hot and cold feed, fridge freezer and also under counter housing for a full width condenser dryer. The high quality Bosch gas hob has a safety gas cut off feature and has an extractor hood above. The eye level double fan assisted oven is also Bosch. There is a stainless steel 1 ½ sink with drainer and mixer taps. Stunning grey tiles complement this well organised kitchen along with slate effect tiled floor.



Conservatory: This well finished conservatory is accessed via internal 5 lever lock door. A sunny space of high quality and fitted with Hilary blinds, tiled floor, ceiling fan and double doors leading onto the patio area of the south aspect garden.

Bedroom 1: The master bedroom located to the rear of the property hosts fitted wardrobes and mirrored vanity unit

Bedroom 2: This double bedroom is situated at the front of the property with views out to the north of Stafford.

Bedroom 3: With front aspect this is a well-proportioned single bedroom with fitted wardrobe maximising space.

Family shower room: A white suite comprising; a high quality quadrant Trevi shower with high gloss ice white finish shower boards with granite base, w.c, washbasin, and full powered radiator towel rail. It is fully tiled and has bathroom carpet fitted. There is also a shaver point and regulation bathroom light fitting.

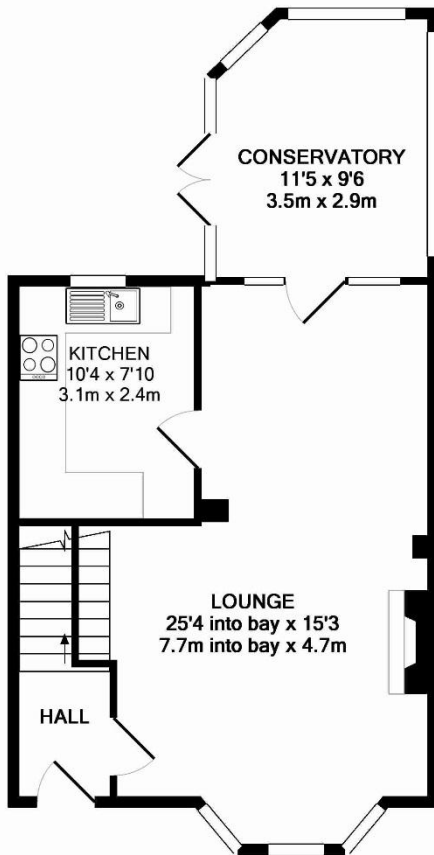


Garden: South facing easily maintained garden, with gravel area and well established pond. Gravel board and concrete posts fencing. There is a shed to the rear of the garden and gated access to a walkway for bins.

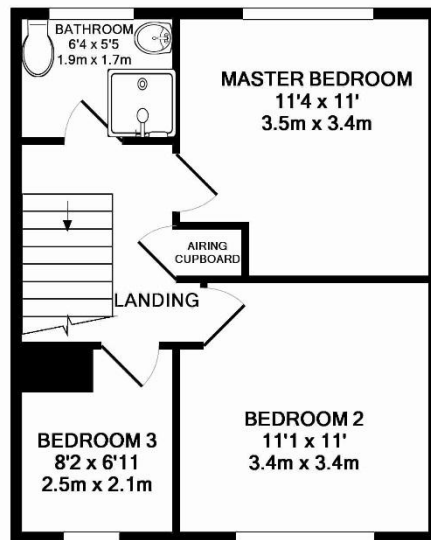
Garage: Detached garage situated away from the property.

Parking: The front of the property has ample parking for two cars.





GROUND FLOOR
APPROX. FLOOR
AREA 514 SQ.FT.
(47.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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AGENTS NOTES

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Dixon Estates (Stafford) Ltd nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase. MEASUREMENTS Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Energy Performance Certificate



54, Longhurst Drive, STAFFORD, ST16 3RG

Dwelling type: Mid-terrace house
Date of assessment: 01 March 2016
Date of certificate: 01 March 2016
Reference number: 8946-7927-4790-2279-3906
Type of assessment: RdSAP, existing dwelling
Total floor area: 73 m²

Use this document to:

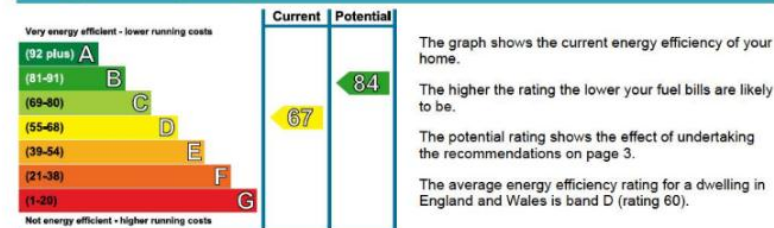
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,271
Over 3 years you could save	£ 450

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 150 over 3 years	
Heating	£ 1,683 over 3 years	£ 1,464 over 3 years	
Hot Water	£ 357 over 3 years	£ 207 over 3 years	
Totals	£ 2,271	£ 1,821	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 123	<input checked="" type="checkbox"/>
2 Low energy lighting for all fixed outlets	£25	£ 66	<input type="checkbox"/>
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 156	<input checked="" type="checkbox"/>

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.