



£225,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

Parkside Stafford

Elmhurst Close Parkside
Stafford Staffordshire



Are you looking to downsize? Are you in the market for a bungalow? Then look no further! Located in the highly desirable area of Parkside, this property offers an array of local shops, pubs, excellent commuting links, and easy access to the M6. It's also just a short drive to Stafford's town centre, which boasts a variety of amenities and a mainline train station.

Step inside and you will find an inviting entrance porch leading to a cosy living room, a well-equipped kitchen, two double bedrooms, and a shower room. The layout is perfect for comfortable, single-level living. Externally, the property features a block-paved driveway with access to a large carport, and a low-maintenance rear garden, ideal for those who prefer minimal upkeep. This property is offered with no onward chain, making your move even easier. Don't miss out on this opportunity—call us today to arrange your viewing appointment!

- Two Bedroom Detached Bungalow
- Spacious Living Room & Kitchen
- Two Double Bedrooms & Bathroom
- Driveway, Carport & Private Rear Garden
- Located Close To Stafford's Town Centre
- No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Accessed through a double glazed entrance door and having a double glazed window to the side, cloaks cupboard, and glazed sliding door leading into the living room.

Living Room 18' 7" x 12' 8" (5.66m x 3.87m)

A spacious reception room, having a decorative brick fire surround with a flame effect gas fire set on a tiled hearth, radiator and double glazed window to the front elevation.

Kitchen 12' 2" x 7' 3" (3.71m x 2.22m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over and incorporating an inset single bowl sink/drainers with mixer tap over and a range of cooking appliances including a built-in electric oven/grill, microwave, 4-ring gas hob with an extractor hood over. The kitchen also benefits from a breakfast bar area incorporated within the fitted work surfaces, and space & plumbing for additional kitchen appliance(s). There is tiled walls, laminate flooring, and a double glazed window & door to the side elevation.



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Rear Hallway

Having loft access which houses the gas combination boiler (we understand this was installed in June 2023) and an airing cupboard with fitted shelving.

Bedroom One 11' 5" x 10' 10" (3.48m x 3.30m)

A spacious double bedroom, having a radiator and a double glazed window to the rear elevation.

Bedroom Two 8' 4" x 9' 3" (2.55m x 2.81m)

A second smaller double bedroom, having a radiator and a double glazed window to the rear elevation.

Shower Room 5' 7" x 6' 0" (1.69m x 1.82m)

Fitted with a white suite comprising of a low-level WC with enclosed cistern, a wash basin set into top with chrome taps & storage beneath, and a separate shower cubicle housing a mains fed shower. The room also benefits from having ceramic tiled walls, ceramic tiled flooring, a radiator and a double glazed window to the side elevation.

Outside Front

The property sits behind a good sized and well presented lawned front garden having a variety of established plants & shrubs to the border, with a driveway to the side which provides off-street vehicle parking and access to the entrance door and attached carport.

Carport

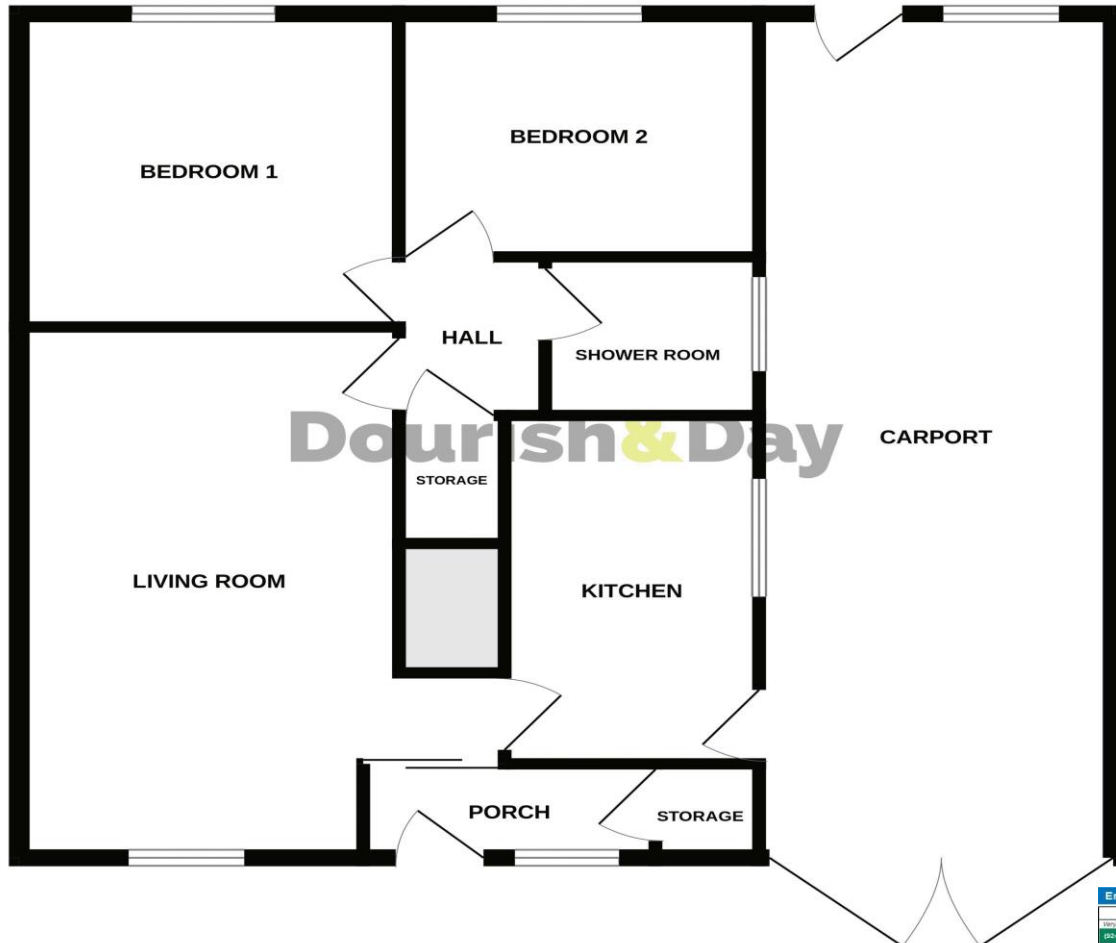
Providing further covered parking, with a glazed window to the rear elevation, and sliding door leading to/from the rear garden.

Outside Rear

An enclosed and well presented garden being laid mainly to lawn and also having an outdoor paved patio seating area. There is a decorative gravelled covered garden to one side, and the garden houses a variety of established flowerbeds, plants & shrubs, hedging, and enclosed by timber panelled fencing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating	
Energy efficiency class - best rating score	Current Potential
92+ (A)	88
81-91 (B)	89
69-80 (C)	
55-68 (D)	
39-54 (E)	
21-38 (F)	
1-20 (G)	

EU energy efficient - higher rating costs
England & Wales EU Directive 2002/91/EC
www.EPC-UK.COM



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