



£285,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

## Stafford

Salisbury Road  
Stafford Staffordshire



***A well-presented and extended, three bedroom bungalow, situated close to Stafford's County Hospital, within a highly desirable cul-de-sac location, only a short drive into Stafford Town centre's comprehensive range of shops, amenities and commuter links, Does this sound to good to be true? Don't take our word for it - give us a call to arrange a viewing!***

This fantastic bungalow enjoys ample off road parking, large garden shed and a private rear garden. Internally the accommodation comprises of an entrance hallway, open plan living room, large open plan sitting/dining kitchen with breakfast Island and bi folding doors to the rear garden, shower/utility room, three bedrooms and a refitted bathroom. This property is being offered with No Upward Chain.

- Extended 3 Bedroom Semi Detached Bungalow
- Large Open Plan Sitting/Dining Kitchen
- Open-Plan Living Room
- Utility/Shower Room & Bathroom
- Ample Parking & Private Rear Garden
- Desirable, Convenient Location & No Chain

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Hall

Being accessed through a double glazed entrance door and having access to loft space and wood effect laminate floor.

## Open Plan Lounge 11' 1" x 11' 9" (3.37m x 3.58m)

A spacious, open plan lounge having a fire surround housing a gas fire with marble effect hearth, modern contemporary style vertical radiator, downlights and wood effect laminate floor. A large opening leads into:

## Dining Kitchen 18' 8" x 16' 6" (5.69m x 5.03m)

A substantial open plan dining kitchen having a range of matching units extending to base level with fitted wooden worksurfaces with an inset stainless steel sink drainer and a brushed stainless steel mixer tap. Range of integrated cooking appliances including an eye level double oven/grill, four ring halogen hob with cooker hood over and glass splashback. Further integrated appliances including dishwasher, fridge freezer. Breakfast island with wooden work surfaces and matching units beneath. Numerous downlights, radiator, wood effect laminate floor, double glazed window and door to the side elevation, further double glazed window and bi-folding doors



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leading out the private rear garden and decked seating area. A glazed sliding door leads to:

## Utility / Shower Room

Having space for a washing machine, double tiled shower cubicle with mains fitted shower, wash hand basin with mixer tap set within a vanity unit with cupboard beneath. and low level WC. Tiled walls, radiator and double glazed window to the side elevation.

## Bedroom One 13' 0" into bay x 11' 2" (3.96m into bay x 3.41m)

A substantial bedroom having a radiator and double glazed walk-in bay window to the front elevation.

## Bedroom Two 9' 7" x 7' 4" (2.93m x 2.24m)

Having wood effect laminate floor, radiator and double glazed window to the front elevation.

## Bedroom Three 8' 11" x 7' 10" (2.73m x 2.40m)

Having wood effect laminate floor, radiator and double glazed window to the side elevation.

## Bathroom 5' 11" x 7' 9" (1.80m x 2.36m)

A contemporary style refitted bathroom having a panelled bath with folding glass shower screen and chrome mixer tap with shower attachment over, wash hand basin with vanity unit beneath and low level WC. Part tiled walls, double chrome towel radiator and double glazed window to the side elevation.

## Outside - Front

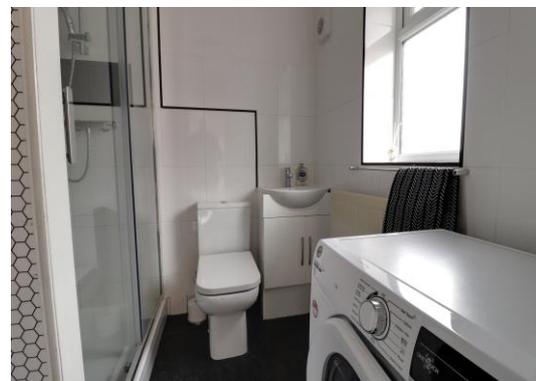
The bungalow has a lawned front garden and is approached over a tarmac drive which continues to the side of the bungalow providing ample off road parking for several vehicles and leads to:

## Outside - Rear

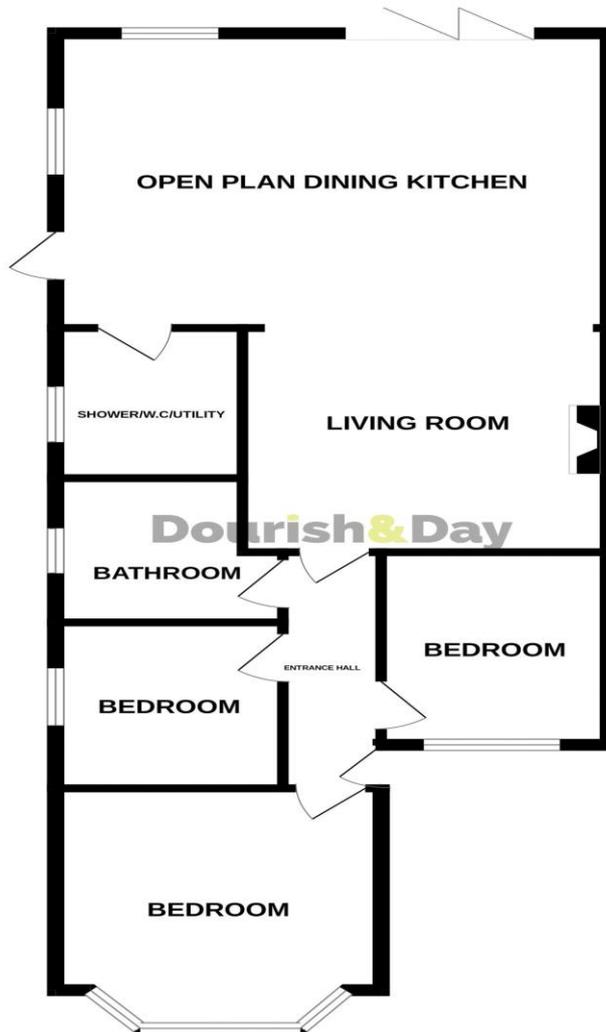
The rear garden is private and well maintained and includes a gravelled area, large decked seating area and the remainder of the garden is mainly laid to lawn.

## Agents Notes

The property is offered for sale subject to the grant of probate.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		65 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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