



£285,000

KEY TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **C**

Silkmore Stafford

Silkmore Lane Silkmore
Stafford Staffordshire



What a fantastic property we have for you! This lovely three-bedroom semi-detached property could be the perfect family home for you!

Internally, comprising of an entrance hall with an open plan living room and sitting room, kitchen, guest WC, Conservatory all to the ground floor. To the first floor there is a spacious landing space with three double bedrooms and a family bathroom with an Ensuite to the master bedroom. Externally the property is approached over a double width driveway with a single garage and a good size private rear garden. The property is sits close to Stafford's town centre which has a fantastic shops and amenities and a mainline train station. Give us a call today to secure your viewing appointment.

- Beautiful Three Bedroom Semi-Detached Home
- Open-Plan Living Room & Sitting Room
- Good Size Kitchen & Conservatory
- Three Double Bedrooms & En-suite
- Double Width Driveway & Large Rear Garden
- Great Amenities & Access To Stafford Town Centre

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

Being accessed through a double glazed composite entrance door and having stairs leading to the first floor accommodation, wood effect laminate floor and radiator.

Living Room 14' 4" x 10' 11" (4.38m x 3.34m)

A spacious living room having a radiator and double glazed walk-in bay window to the front elevation. An open plan arch leads to:

Sitting Room 15' 7" x 10' 5" (4.74m x 3.18m)

A spacious second reception room with a multi-fuel stove set within a chimney breast and on a slate hearth, internal bay window to the conservatory.

Kitchen & Dining Area 13' 6" x 14' 6" (4.12m x 4.42m)

Having a range of matching units extending to base and eye level with fitted work surfaces having an inset single bowl sink with chrome mixer tap. Space for cooker with cooker hood over, further appliance space, tiled splashbacks, tiled floor, radiator and double glazed window to the rear elevation. There is room for a dining table and chairs and has a personal door to the garage. Double glazed doors lead to the conservatory.



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Guest WC 2' 11" x 4' 7" (0.90m x 1.39m)

Having a suite comprising of a wash hand basin with chrome mixer tap and close coupled WC. Tiled floor and double glazed window to the side elevation.

Conservatory 11' 8" x 17' 9" (3.55m x 5.40m)

Of brick base construction with an array of double glazed windows and double glazed French doors give views and access to the rear garden.. Tiled floor and radiator.

First Floor Landing

Having a radiator, useful storage cupboard, access to loft space and double glazed window to the rear elevation.

Bedroom One 12' 0" x 14' 3" (3.67m x 4.34m)

A spacious main bedroom having a radiator, two double glazed windows to the front elevation.

En-suite (Bedroom One) 6' 5" x 7' 4" (1.96m x 2.23m)

Having a white suite comprising of a shower cubicle with electric shower and glazed screen, wash hand basin set within a vanity unit with chrome mixer tap and WC with enclosed cistern. Part tiled walls, vinyl floor, radiator and double glazed porthole style window with feature stained glass to the side elevation.

Bedroom Two 12' 8" x 11' 0" (3.85m x 3.36m)

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

Bedroom Three 11' 5" x 10' 11" (3.49m x 3.34m)

Yet again, a further double bedroom having a radiator and double glazed window to the front elevation.

Bathroom 7' 11" x 7' 5" (2.42m x 2.26m)

Having a white suite comprising of a panelled bath with mains shower over and glazed screen, wash hand basin set within a vanity unit with mixer tap and close coupled WC. Part tiled walls, tiled floor, towel radiator and double glazed window to the rear elevation.

Outside Front

The property is approached over a large tarmac driveway which provides ample off-road parking for several cars and the drive leads to the garage.

Garage 15' 1" x 7' 4" (4.60m x 2.24m)

Having an up and over door to the front and an internal door to the kitchen.

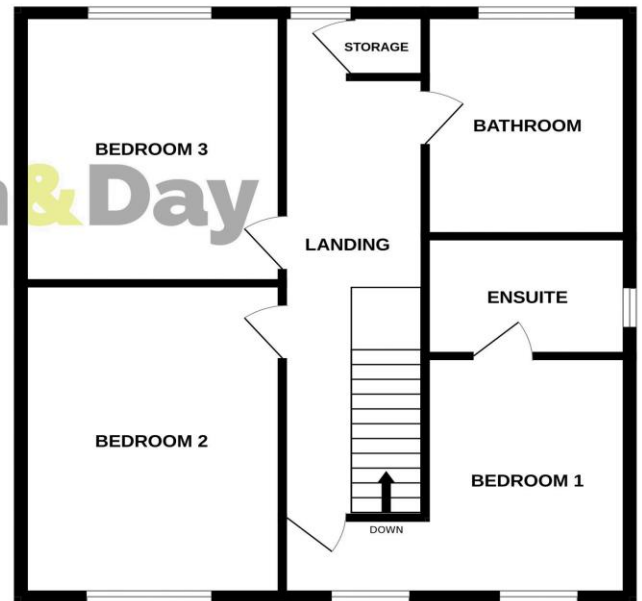
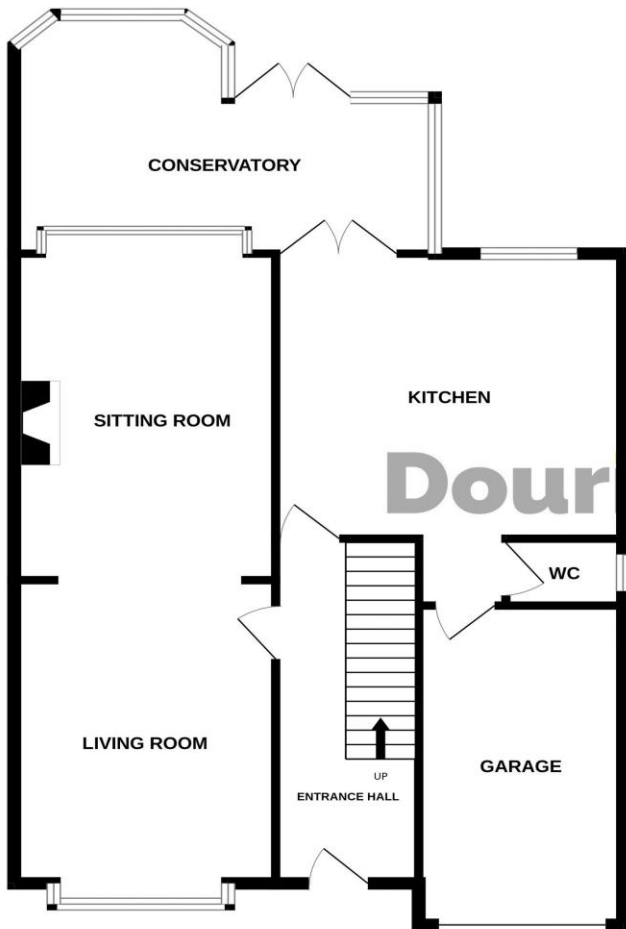
Outside Rear

The extensive rear garden has a paved seating area overlooking the remainder of the garden which is predominately laid to lawn with a variety of mature trees and is enclosed by panel fencing. There is also a brick built workshop having double glazed windows and a double glazed door.



GROUND FLOOR

1ST FLOOR

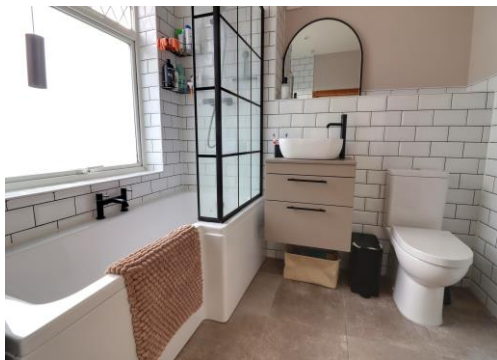


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(49-54)		
E	(39-48)		
F	(29-38)		
G	(1-28)		
Very energy inefficient - higher running costs	(0-28)		
			83
			83

England & Wales EU Directive 2002/91/EC
www.ec.europa.eu



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