



£240,000

KEY TENURE: **Freehold** EPC RATING: **TBC** COUNCIL TAX BAND: **B**

Stafford

Coronation Road
Stafford Staffordshire



BAY FRONTED TRADITIONAL THREE BEDROOM SEMI-DETACHED FAMILY HOME! Be quick to take a look inside this charming three-bedroom semi-detached home, situated in a well-regarded location close to Stafford town centre, nearby schools, and excellent commuter links.

The ground floor features an inviting entrance hallway, a cosy living room, a separate dining room, a kitchen, and a side lean-to utility room. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, providing ample space for comfortable family living. Externally, the property benefits from a driveway offering off-road parking for several vehicles and a large enclosed rear garden, perfect for outdoor activities and relaxation. Don't miss this opportunity—call us today to arrange your viewing appointment

- Spacious Semi-Detached Family Home
- Living Room, Dining Room & Kitchen
- Three Well Proportioned Bedrooms
- Double Width Driveway & Large Private Garden
- Ideal Family Home
- Close To Stafford Town Centre & Mainline Train Station

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hallway

Accessed through a double glazed entrance door, having stairs off, rising to the first floor landing, radiator, wood laminate flooring and a double glazed feature porthole window to the side elevation.

Dining Room 12' 10" x 9' 11" (3.91m x 3.02m)

A good sized electric fire set into a marble surround & matching hearth, radiator & double glazed bay window to the front elevation.

Living Room 16' 1" x 10' 0" (4.91m x 3.04m)

A spacious living room having a gas fire set into a marble fire surround with matching hearth, radiator, and double glazed double doors to the rear elevation.

Kitchen 12' 10" x 6' 4" (3.92m x 1.94m)

Fitted with matching wall, base & drawer units with fitted work surfaces incorporating an inset stainless steel 1.5 bowl sink/drainer with mixer tap over. There is a range of built-in cooking appliances including a double oven/grill, electric hob with extractor hood over & dishwasher. The room also benefits



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from splashback tiling, wood laminate flooring, radiator, a double glazed window to the rear elevation and door to utility room.

Utility Room 16' 11" x 6' 8" (5.15m x 2.02m)

A spacious utility having fitted work surfaces with space & plumbing beneath for appliance(s). There is a wall mounted gas boiler, double glazed windows to both the front & rear elevation & two double glazed doors to the front & rear elevation.

First Floor Landing

Having loft access and a double glazed window to the side elevation.

Bedroom One 13' 6" x 9' 11" (4.11m x 3.03m) measured into bay window recess

A double bedroom, having a radiator, wood laminate flooring and a double glazed bay window to the front elevation.

Bedroom Two 12' 5" x 10' 0" (3.78m x 3.05m)

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

Bedroom Three 7' 11" x 6' 1" (2.42m x 1.85m)

Having a double glazed window to the front elevation & wall mounted electric heater.

Bathroom 7' 2" x 6' 5" (2.19m x 1.95m)

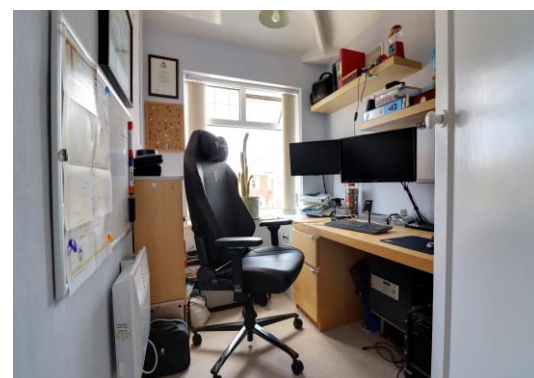
Fitted with a white suite comprising of low-level WC with enclosed cistern, wash basin set into top with chrome mixer tap over & storage beneath, and a panelled bath with chrome mixer tap & electric shower over with screen. The bathroom also benefits from having part-tiled walls, wood effect laminate flooring, chrome towel radiator & double glazed window to the rear elevation.

Outside Front

The property is approached over a double width gravelled driveway & low-maintenance frontage providing access to the entrance door to the front elevation & having panelled fencing to each side. To the side of the property is a separate door leading into the utility room.

Outside Rear

Having a paved seating area which leads to a lawned garden. There is a paved pathway leading to the rear of the property which has a small wooden fence & picket gate leading to a further garden area. There is a garden shed & the garden is enclosed by panelled fencing.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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