



£325,000

KEY TENURE: **Freehold**

EPC RATING: **D**

£ COUNCIL TAX BAND: **C**

Stafford

Tixall Road
Stafford Staffordshire



If you are in the market for downsizing and looking for a place to put your own stamp on, then look no further. This charming property offers plenty of potential and is ready for your personal touch.

Step inside, you'll find an entrance hall, a cosy living room, a spacious kitchen/dining room, a conservatory, and a sunroom. The home also features two double bedrooms and a contemporary shower room, providing comfortable living spaces. Externally, the property boasts a large driveway with ample off-road parking for several vehicles and a generously sized private rear garden with beautiful rural views. The property is a short drive to Stafford's town centre which has an array of shops and amenities. Although some modernising is required, this home presents a fantastic opportunity to create your dream space. Don't delay—call us today to arrange your viewing appointment and seize this wonderful opportunity!

- Three Bedroom Detached Bungalow
- Some Modernising Required
- Living Room, Conservatory & Sun Room
- Two Double Bedroom's & Family Shower Room
- Driveway & Large Private Rear Garden
- Close To Stafford Town & Mainline Train Station

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Entrance Hallway

A spacious entrance hall accessed through a double glazed entrance door, having herringbone patterned wood flooring, a built-in storage cupboard, decorative part-wood panelled walls & radiator.

Living Room 22' 11" x 11' 6" (6.98m x 3.51m)

A spacious living room having a gas fire set on a granite hearth within a decorative surround, two radiators, wood laminate flooring, a double glazed window to the side elevation, and a double glazed sliding door leading into the conservatory.

Conservatory 10' 7" x 11' 7" (3.23m x 3.53m)

A double glazed conservatory with double glazed windows to the surrounds, wood laminate flooring, and a double glazed door to the rear elevation.

Kitchen / Dining

Having a gas fire set on a hearth set within an Adams style surround, a space for a dining table, and there is decorative wooden exposed beams. The kitchen comprises of matching base & eye-level units with fitted work surfaces over incorporating an inset 1.5 bowl stainless steel sink unit with chrome mixer cooker tap, and a range of built-in appliances including an oven with a 4-ring hob & spaces for under-counter appliances. There is a wall mounted gas central heating boiler, radiator, ceramic splashback tiling to the



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walls, tiled floor, a double glazed window to the side elevation & further single glazed window to sun room.

Sun Room 10' 11" x 12' 8" (3.33m x 3.87m)

Having double glazed windows to the surrounding. There is tile effect lino flooring, and a double glazed double door leading to the rear elevation.

Bedroom One 14' 8" x 11' 11" (4.48m x 3.63m)

A spacious double bedroom, having a radiator, two double glazed windows to the side elevation, and a double glazed bay window to the front elevation.

Bedroom Two 14' 11" x 12' 0" (4.54m x 3.65m)

A second double bedroom having L-shaped triple fitted wardrobes with overhead storage, radiator, and a double glazed bay window to the front elevation.

Shower Room 8' 0" x 8' 5" (2.43m x 2.57m)

Having a white suite comprising of an electric shower set within a glazed cubicle, a wash hand basin set into cupboard with storage beneath & chrome mixer tap, and a low-level WC. There is also a fitted airing cupboard, loft access, wood laminate flooring, a towel radiator, and a double glazed window to the side elevation, and also having recessed downlights.

Outside Front

Approached over a double width driveway providing access to the garage & entrance door, and off-street vehicle parking. There is a small brick wall, and brick steps rising to a lawned garden area having a variety of mature plants, shrubs & trees. There is a carport to the side of the property and beyond a garage.

Garage 23' 2" x 9' 0" (7.07m x 2.74m)

Having twin timber garage doors to the front elevation, a glazed window to the rear elevation, and a pedestrian access door, also to the rear providing access to/from the garden. The garage also benefits from having both power & lighting installed.

Outside Rear

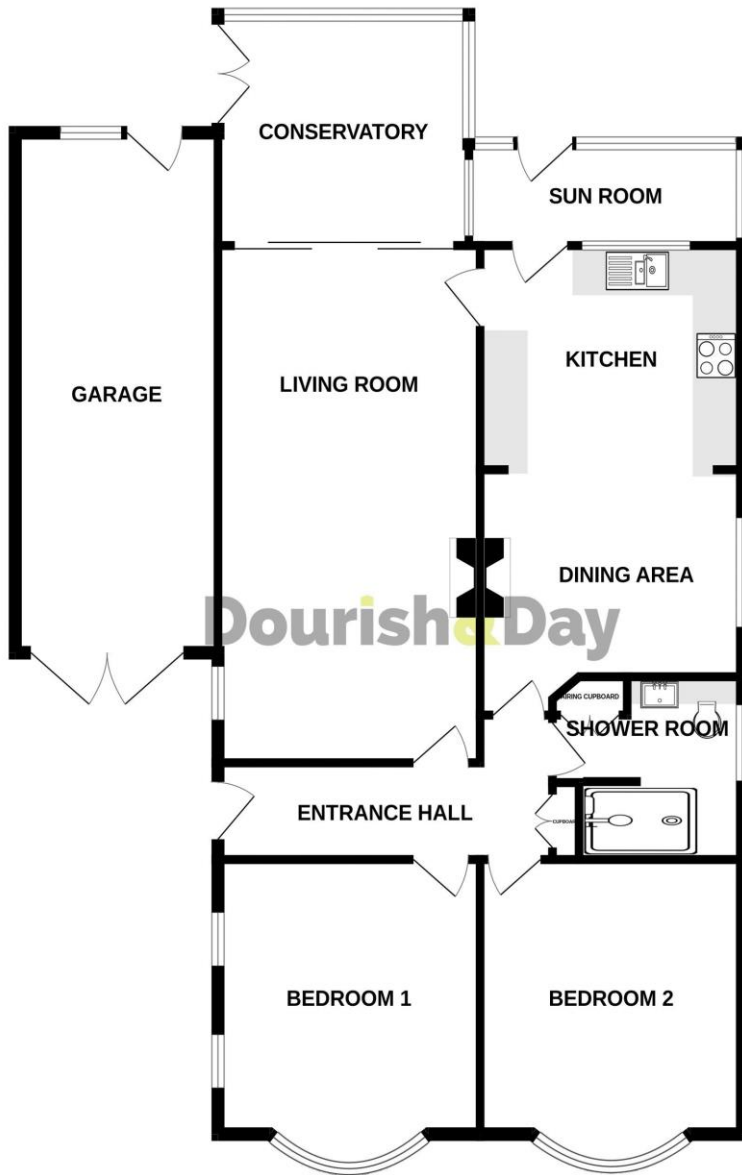
An enclosed and well-maintained rear garden featuring a paved seating area with brick step rising to a manicured lawned garden area with an array of mature plants, trees & shrubs. The garden also includes a greenhouse, and a small workshop building.

Workshop 13' 6" x 5' 11" (4.12m x 1.80m)

Accessed through a glazed entrance door, having a glazed window, power & lighting.



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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