



£290,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

Weeping Cross Stafford

Widecombe Avenue Weeping Cross
Stafford Staffordshire



The list of positives for this beautifully presented, extended, two double bedroom, semi detached bungalow are extensive! situated on a good sized corner plot within the highly desirable Weeping Cross area.

Everything you need on your doorstep, including bus stop, local shops, butchers, Co Op and a doctor's surgery. Internally the property has been beautifully maintained and much improved and comprises of an entrance hallway, open plan lounge and dining room, refitted kitchen, two double bedrooms and refitted bathroom. Externally there are lawned garden to the front and side elevations, small private rear garden which is mainly paved for ease of maintenance and a double width driveway and detached garage.

- Superb 2 Double Bedroom Semi Detached Bungalow
- Good Sized Open Plan Lounge & Dining Room
- Refitted Kitchen & Bathroom
- Double Width Driveway & Detached Garage
- Walking Distance To Shops & Doctors Surgery

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Storm Porch

Having a composite entrance door leading to:

Entrance Hall

Having a radiator, wood effect laminate floor and access to loft space which is partially boarded.

Open Plan Lounge 11' 5" x 14' 4" (3.48m x 4.38m)

A spacious, light open plan lounge having wood effect laminate floor, radiator and double glazed window to the side elevation.

Dining Room 11' 5" x 9' 5" (3.48m x 2.87m)

Having wood effect laminate floor, radiator and double glazed window to the side elevation. Double glazed French doors give views and access to the paved seating area and rear garden.

Kitchen 11' 5" x 8' 6" (3.49m x 2.60m)

Being refitted in a modern and contemporary style having a range of base and eye level units with under cupboard lighting. Fitted work surfaces with an inset one and a half bowl sink unit with chrome mixer tap. Range of integrated



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

appliances including an oven/grill, microwave oven four ring halogen hob with stainless steel cooker hood over, fridge/freezer, washing machine, dishwasher and wine cooler. Useful pantry with shelving, splash back tiling, tiled floor, downlights, plinth heater, double glazed window and door giving views and access to the rear garden.

Bedroom One 11' 7" x 11' 11" (3.54m x 3.62m)

A double bedroom having fitted double wardrobes with sliding mirror fronted doors, wood effect laminate floor, radiator and double glazed windows to the both the front and side elevations.

Bedroom Two 10' 6" max x 14' 11" (3.21m max x 4.55m)

A second spacious double bedroom having large double wardrobes with sliding mirror fronted doors, wood effect laminate floor, radiator and double glazed window to the front elevation.

Bathroom 6' 5" x 5' 6" (1.96m x 1.67m)

Being refitted in a contemporary style which includes a 'P' shaped bath with curved glass shower screen with mains shower over, wash hand basin set within a vanity unit with chrome mixer tap and cupboard beneath, WC with enclosed cistern. Splash back tiling, tiled floor, downlights, chrome towel radiator and double glazed window to the side elevation.

Outside - Front

The property sits on a good-sized corner plot having a double width gravelled drive and the garden to the front is mainly laid to lawn with borders. There is an outside electrical point.

Single Garage 16' 3" x 7' 11" (4.95m x 2.42m)

Having over, lighting, up and over door to the front elevation, double glazed window and door to the rear garden.

Outside - Side

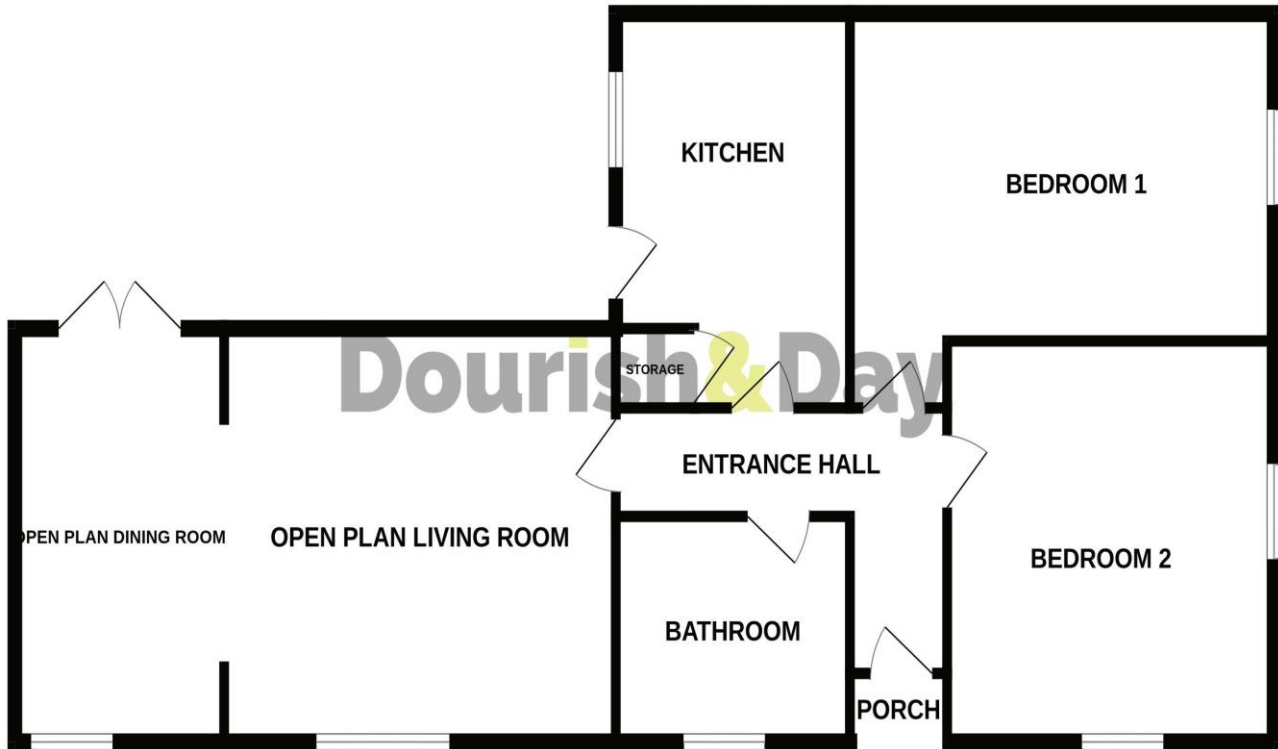
Again having well stocked borders. Secure gated side access leads to:

Outside - Rear

The low maintenance rear garden has been designed with low maintenance in mind and is mainly paved with raised beds. Externally there is a hot and cold water tap.



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.
Made with Metropix ©2024

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

TBC

England, Scotland & Wales



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk