



£335,000

KEY TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **D**

## Stafford

Eccleshall Road  
Stafford Staffordshire



***Bursting with character, and beautifully presented, this fantastic, 1920's three bedroom semi-detached home is situated on the highly desirable Eccleshall Road and enjoys ample parking and a good sized private rear garden.***

Internally, the accommodation comprises of an entrance hallway with the original Minton tiled floor, guest WC, sitting room with fitted plantation style shutters, open-plan lounge & dining space, and an open-plan kitchen area. Meanwhile, to the first floor, there are three bedrooms and a family shower room. Externally, the property is set well back off the road and enjoys ample parking, with a single garage and a good sized, well maintained rear garden with a paved seating area. This property is also being offered with no onward chain.

- Superb 1920's 3 Bedroom Semi-Detached
- Open-Plan Living & Dining Space
- Open-Plan Kitchen, Guest WC
- Ample Off-Road Parking & Single Garage
- Good Sized Private Rear Garden
- Desirable Location, No Onward Chain!

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

Accessed through an original entrance door with original stained glass & lead detail. The hallway has the original Minton tiled flooring, turned staircase off to the First Floor Landing & accommodation with understairs storage cupboard, radiator, and internal doors off, providing access to;

## Guest WC

Having quarry tiled floor, a rectangular contemporary style wash hand basin with chrome mixer tap & storage beneath, wood shelving, wall mounted gas central heating boiler, low-level WC & double glazed window to the side elevation.

## Sitting Room 11' 7" x 11' 10" (3.53m x 3.60m) measured into bay window recess)

Featuring a cast-iron wood burner set into chimney breast on a tiled hearth, the original double height storage cupboard built into chimney recess with shelving built into the opposite recess, a double glazed walk-in bay window with fitted plantation style shutters to the front elevation.



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## **Open-Plan Living Room & Dining Space** 17' 2" x 11' 9" (5.24m x 3.59m)

Having wood effect flooring, ceiling coving, a radiator, a feature cast-iron wood burner set into chimney breast onto a tiled hearth, fitted shelving within chimney recess, double glazed windows & double glazed doors to the rear elevation providing views & access to the rear garden.

## **Kitchen** 13' 11" x 9' 4" (4.25m x 2.85m) maximum measurements

Featuring a refitted shaker style range of fitted wall, base & drawer units with fitted wood work surface over incorporating an inset ceramic Belfast sink with chrome mixer tap over. There is a 4-ring gas hob with glass splashback rising to an extractor hood over, integrated dishwasher, oven/grill, fridge & freezer, under-cupboard lighting, wood effect flooring, vertical radiator, double glazed window to the side elevation, and double glazed windows & doors to the rear elevation leading out to the private garden.

## **First Floor Landing**

Having a double glazed window with fitted plantation shutter to the front elevation, access to loft space via folding wooden ladders, and internal doors off, providing access to all bedrooms & shower room.

## **Bedroom One** 11' 8" x 11' 9" (3.56m x 3.59m) measured into bay window recess

A double bedroom, featuring a walk-in double glazed bay window to the front elevation with fitted plantation shutters, shelving built into recess & radiator.

## **Bedroom Two** 11' 7" x 11' 10" (3.52m x 3.61m)

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

## **Bedroom Three** 6' 10" x 9' 5" (2.09m x 2.87m)

Having a double glazed window to the rear elevation & radiator.

## **Shower Room** 5' 5" x 5' 11" (1.65m x 1.80m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin & corner ceramic tiled shower cubicle housing a mains-fed shower. There is a chrome towel radiator, inset ceiling downlighting & a double glazed window to the side elevation.

## **Externally**

The property is approached over an asphalt driveway leading onto an additional gravelled parking area providing ample off-road parking for several vehicles and access to the front entrance door, continuing to the side of the property to a single detached garage bordered by raised sleeper planting beds. The rear garden is private & beautifully maintained, featuring a large, paved seating area, being laid mainly to lawn with planting borders, and benefits from an external electrical power socket.

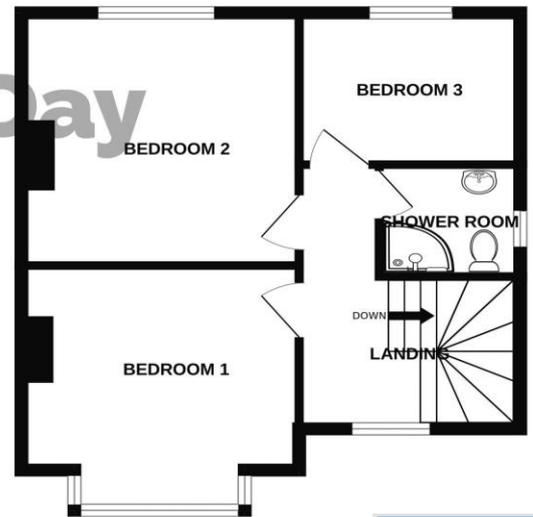
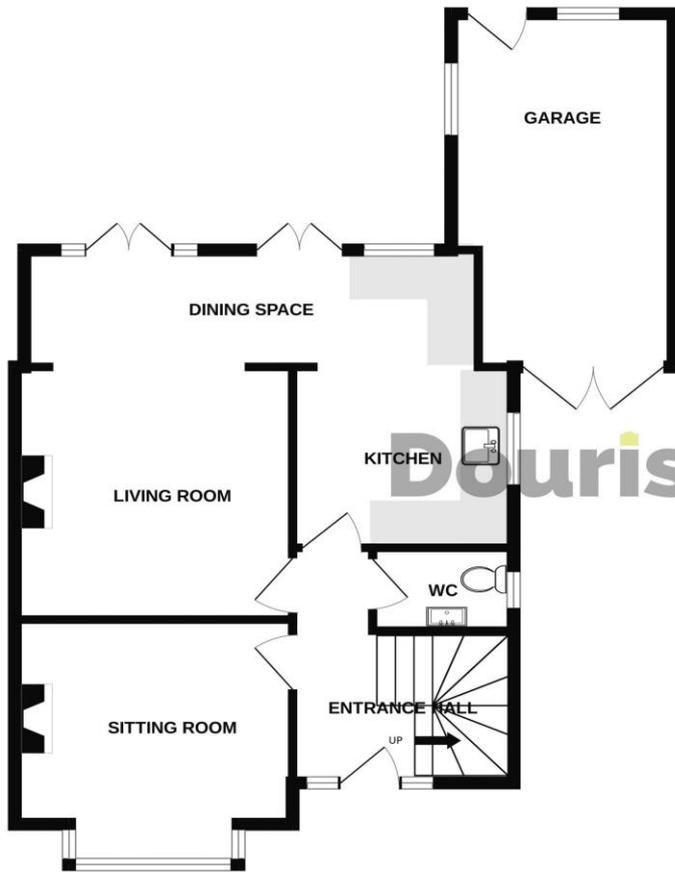
## **Garage** 16' 10" x 9' 11" (5.14m x 3.03m)

A single garage, having double garage doors to the front elevation, a further pedestrian access door to the rear elevation, space & plumbing for a washing machine, and benefitting from having both power & lighting installed.

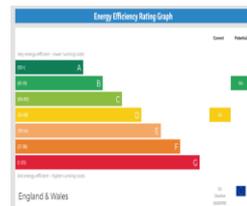


GROUND FLOOR

1ST FLOOR



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