



£195,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **B**

## Holmcroft Stafford

Second Avenue Holmcroft  
Stafford Staffordshire



*This traditional extended, two double bedroom, bay fronted home will have you jumping for joy! situated in a well regarded location with a variety of shops, amenities, commuter and schooling all on your doorstep.*

Internally, the accommodation comprises of an entrance hallway, good sized living room, large family dining kitchen and guest W.C. To the first floor there are two double bedrooms and a large, modern, refitted bath/shower room. Externally the property has a double width block paved driveway and a large rear garden with a substantial cut Indian stone patio.

- Traditional Bay Fronted Semi Detached Home
- Large Landscaped Rear Garden With Stone Patio
- Double Width Blocked Paved Driveway
- Lounge & Large Open Plan Dining Kitchen
- Two Double Bedrooms & Large Family Bathroom

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 Hall

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

## Lounge 14' 1" into bay x 13' 3" (4.28m into bay x 4.04m)

A spacious lounge having an Adams style fire surround with marble inset and hearth and housing a coal effect electric fire. Coving, radiator and a large double glazed walk-in bow window to the front elevation.

## Dining Kitchen 17' 2" x 13' 1" (5.24m x 3.98m)

A spacious, open plan family dining kitchen having a range of matching units extending to base and eye level and fitted work surfaces with an inset one and a half bowl stainless steel sink drainer with chrome mixer tap. Range of integrated appliances including an oven/grill, four ring gas hob with cooker hood over. Space and plumbing for appliances, bevelled edge splashback tiling, wood effect laminate floor, radiator, spacious understairs storage cupboard housing the wall mounted gas central heating boiler, double glazed window to the side elevation and double glazed window and door leading to the good-sized landscaped rear garden.



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## First Floor Landing

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

## Bedroom One 9' 11" x 12' 3" (3.02m x 3.73m)

A double bedroom having an over-stairs storage cupboard, built-in double wardrobe, coving, radiator and double glazed window to the front elevation.

## Bedroom Two 11' 5" x 8' 10" (3.48m x 2.68m)

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

## Bathroom 9' 7" x 7' 2" (2.91m x 2.18m)

A spacious, refitted bathroom having a suite including a panelled bath with glass shower screen, chrome mixer tap and shower attachment, pedestal wash basin with chrome mixer tap and low level WC. Chrome towel radiator, downlights and double glazed window to the rear elevation.

## Outside - Front

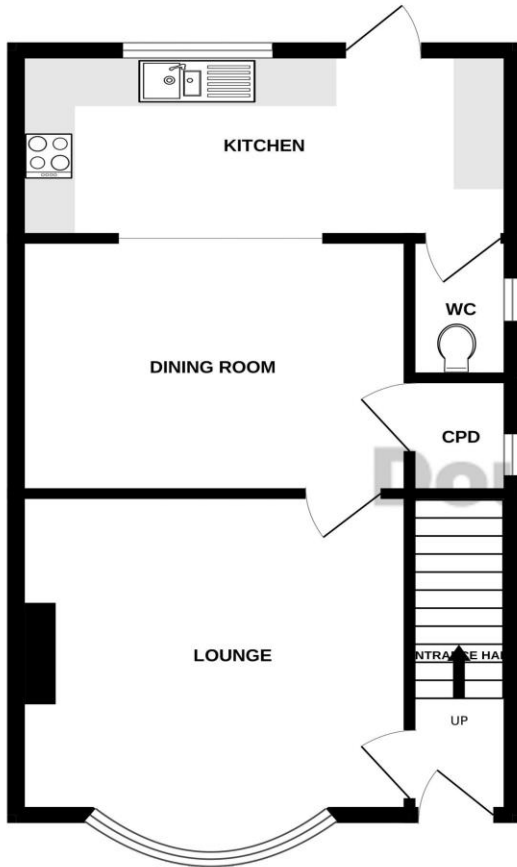
The property is approached over a double-width block paved driveway which provides off-road parking for two cars. Secure gated side access leads to:

## Outside - Rear

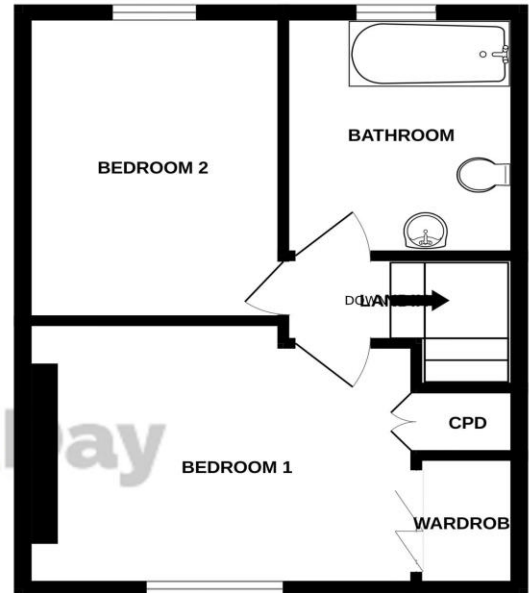
The good-sized rear garden is mainly laid to lawn with a paved seating area and an additional substantial cur Indian stone paved terrace. The garden shed is included in the sale.



GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.

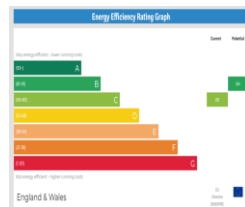


1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.6 sq.m.) approx.

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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