



£275,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

🏠 COUNCIL TAX BAND: **C**

## Hillcroft Park Stafford

Winsford Crescent Hillcroft Park  
Stafford Staffordshire



*Some properties just stand out from the crowd and this three bedroom semi-detached family home is perfect for anyone looking for their next forever family home!! Situated in the highly desirable area of Hillcroft Park, within walking distance to desirable schooling, shops, amenities and only a bike ride or short drive way to the stunning Cannock Chase.*

Internally, the accommodation comprises of an entrance hallway, living room, sitting room, dining room and kitchen. Meanwhile, to the first floor there are three spacious double bedrooms and a family bathroom. Externally, the property has a tarmac driveway with block edging and provides ample parking, garage and a good sized and private rear garden with paved seating area. Don't miss your opportunity on this and give us a call today to secure your viewing

- Three Bed Semi-Detached Family Home
- Ample Off-Road Parking & Garage
- Good Size Living Room & Sitting Room
- Kitchen & Separate Dining Room
- Private Low Maintenance Rear Garden
- Highly Regarded Location

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 Porch

Having a double glazed entrance door with glazed panel to the side with a further double glazed door opening into the Entrance Hallway.

### Entrance Hallway

Having a double glazed window to the side elevation, stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage cupboard, wood effect flooring, a radiator, and internal doors off, providing access to;

### Living Room 12' 11" x 10' 4" (3.93m x 3.14m)

A good sized reception room featuring a exposed stone brick fireplace housing a living flame gas fire, decorative ceiling coving a radiator, and a double glazed bow window to the front elevation.

### Sitting Room 10' 9" x 8' 11" (3.27m x 2.71m)

A versatile room having decorative ceiling coving, radiator, and internal glazed French doors leading into the Dining Room.



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## **Dining Room** 9' 5" x 10' 6" (2.88m x 3.19m)

A spacious dining room having space to accommodate a dining table & chairs, tiled effect flooring, a radiator, and double glazed French doors with glazed side panels to the rear elevation providing views of the garden. There is a further double glazed window to the side elevation.

## **Kitchen** 10' 9" x 7' 5" (3.28m x 2.25m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over to two sides incorporating an inset 1.5 bowl sink unit with chrome mixer tap, and appliances including a washing machine and refrigerator. There is tiled effect flooring, ceramic splashback tiling to the walls and double glazed window to the side elevation.



## **First Floor Landing**

A spacious landing having a double glazed window to the side elevation, an access hatch to the loft space, and internal doors off, providing access to all Bedrooms & Bathroom.

## **Bedroom One** 11' 4" x 14' 8" (3.45m x 4.46m)

A spacious double bedroom with fitted bedroom furniture, and having two radiators, two double glazed window to the front elevation.



## **Bedroom Two** 13' 5" x 9' 5" (4.10m x 2.86m)

A second double bedroom with fitted bedroom furniture, radiator, and double glazed window to the front elevation.

## **Bedroom Three** 10' 10" x 10' 0" (3.31m x 3.04m)

A third double bedroom with a built-in airing cupboard with a wall mounted central heating boiler, and a double glazed window to the rear elevation.



## **Bathroom** 5' 9" x 5' 4" (1.75m x 1.63m)

Fitted with a white suite comprising of a low-level WC with concealed cistern, a vanity style wash hand basin set into top with chrome mixer tap & storage beneath, and a panelled bath with chrome mixer tap, shower screen & mains-fed shower over. There is ceramic tiling to the walls, laminate flooring, a chrome towel radiator, and double glazed window to the rear elevation.

## **Outside Front**

The property is approached over a double width driveway providing access to the integral garage and front entrance door. and off street parking for vehicles. To the side of the driveway is a feature decorative gravelled garden area housing a variety of plants, shrubs, and a small tree.

## **Garage** 17' 10" x 7' 4" (5.43m x 2.24m)

A single integral garage having an electrically operated up and over garage door to the front elevation, a further pedestrian access door & window to the rear elevation leading from/to the rear garden. The garage also benefits from having both power & lighting installed.

## **Outside Rear**

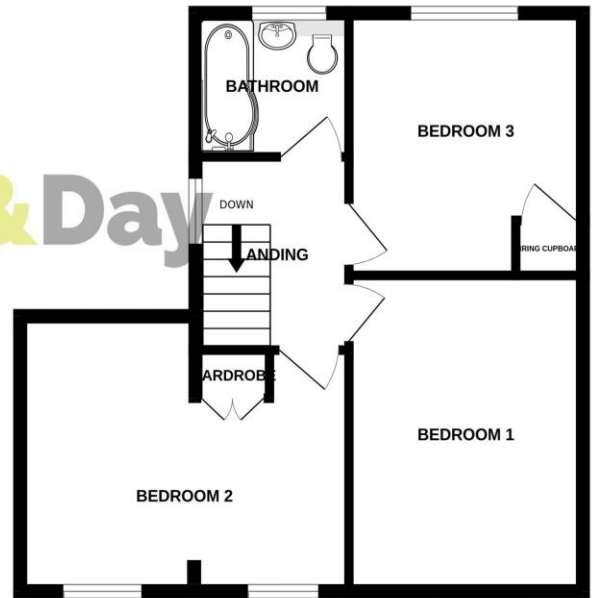
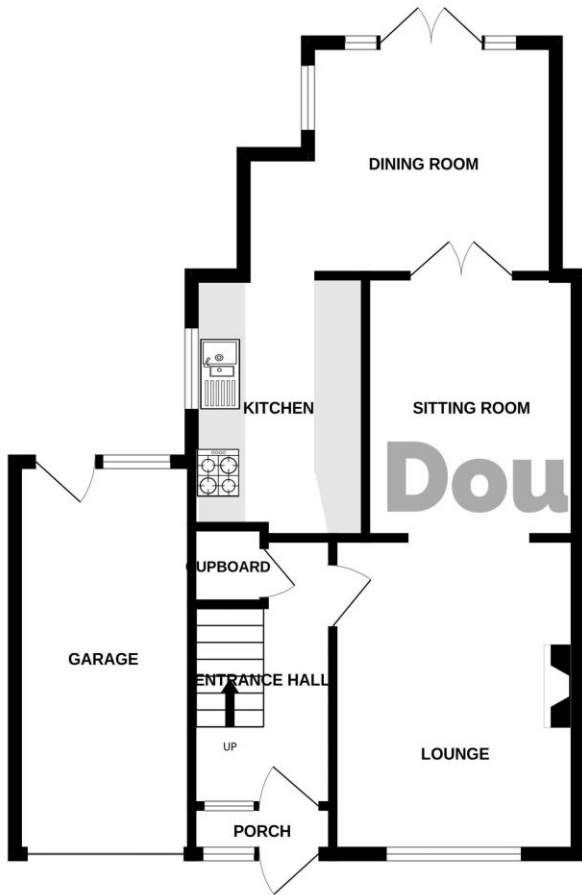
An enclosed rear garden having a paved patio seating area leading onto a lawned garden area with a variety of established shrubs and plants to the borders. and is enclosed by panelled fencing.



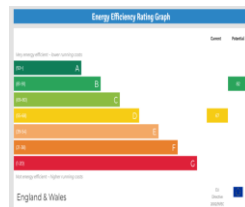


GROUND FLOOR

1ST FLOOR



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