



£280,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **TBC**

🏠 COUNCIL TAX BAND: **C**

Stafford

Queensville
Stafford Staffordshire



If you've been searching for a classic family home with ample space, your quest ends here at this semi-detached residence on Queensville. Nestled on a generous plot, it boasts front parking and a sizable rear garden.

Inside, discover a roomy layout featuring a porch, entrance hallway, living room, sitting/dining room, and an extended kitchen downstairs. Upstairs, three bedrooms and a bathroom with a separate WC await. Opportunities like this are rare, so act swiftly to secure your viewing appointment.

- Traditional Bay Fronted Semi-Detached Family Home
- Living Room & Sitting/Dining Room
- Extended Kitchen
- Three Bedrooms, Bathroom & Separate WC
- Driveway & Large Rear Garden
- Great Location Close To Amenities

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Porch

Accessed through a double glazed entrance door, having quarry tiled flooring, and a further original wooden internal front door with original stained glass & lead detail.

Entrance Hallway

Having stairs rising to the First Floor Landing & accommodation with a downstairs storage cupboard & radiator.

Living Room 14' 1" x 11' 5" (4.29m x 3.47m) measured INTO bay window recess
A bright & spacious reception room featuring a double glazed walk-in bay window to the front elevation, with an electric fire set within a decorative surround with a tiled hearth & radiator.

Sitting/Dining Room

13' 0" x 11' 5" (3.95m x 3.47m)
A second good sized reception room with a decorative wooden fireplace, a double glazed sliding patio door leading out to the garden & radiator.



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Kitchen 18' 8" x 6' 5" (5.70m x 1.95m)

An extended kitchen that features a matching range of wall, base & drawer units with fitted work surfaces over, incorporating an inset 1.5 bowl sink/drain unit with chrome mixer tap over, and a range of integrated appliances that include; a double oven, 4-ring gas hob with hood above, washing machine, refrigerator & separate freezer. The kitchen also benefits from having tiled flooring, radiator, a double glazed door to the side elevation & multiple double glazed windows.

First Floor Landing

Having a double glazed window to the side elevation, and internal doors off, providing access to;

Bedroom One 14' 1" x 11' 5" (4.28m x 3.47m) (measured INTO bay window recess)

A double bedroom featuring a double glazed walk-in bay window to the front elevation & radiator.

Bedroom Two 13' 0" x 11' 5" (3.95m x 3.48m)

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

Bedroom Three 7' 2" x 6' 5" (2.19m x 1.96m)

Having a loft access point, a double glazed window to the front elevation & radiator.

Bathroom 6' 2" x 6' 4" (1.89m x 1.93m) maximum measurements

Fitted with a white suite comprising of a pedestal wash hand basin & panelled bath with shower over. The room also has a built-in cupboard housing a wall mounted gas central heating boiler, tiled flooring, radiator, and a double glazed window to the rear elevation.

Separate WC 3' 0" x 3' 7" (0.91m x 1.09m)

Fitted with a low-level WC, and also having tiled flooring, and a double glazed window to the side elevation.

Outside Front

The property is approached over a low-maintenance frontage that features a tarmac driveway and a paved front garden.

Outside Rear

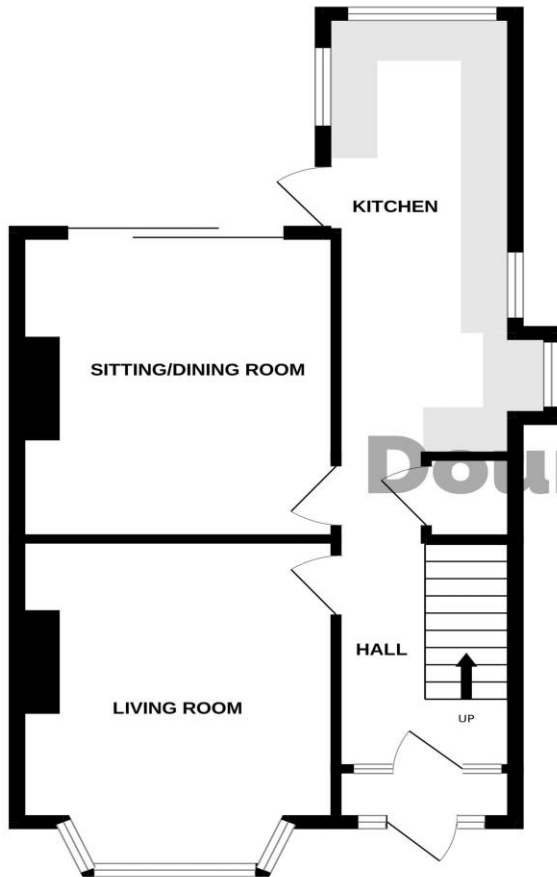
An enclosed garden having a lawn, both paved & concrete seating areas.

Storeroom

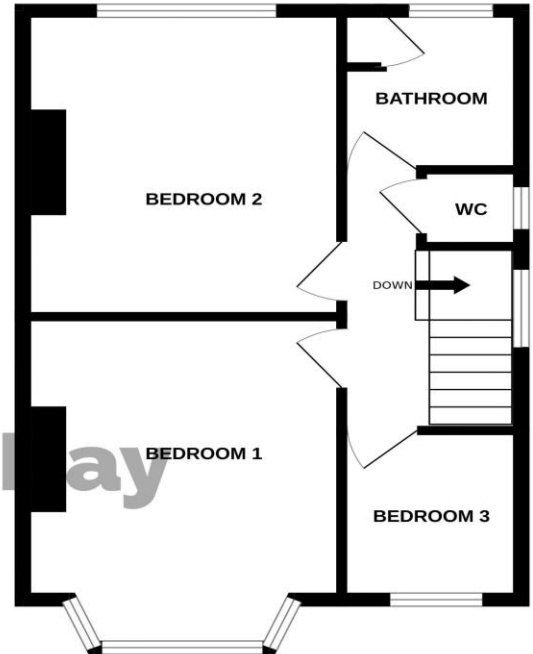
A detached storeroom (formerly a garage), accessed via a single pedestrian door to the front elevation.



GROUND FLOOR



1ST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

TBC



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