



£235,000

🔑 TENURE: Freehold

📊 EPC RATING:

💷 COUNCIL TAX BAND: B

## Stafford

21 Read Avenue  
Stafford Staffordshire ST16 3NP



**A spacious extended three-bedroom semi-detached home, situated in a convenient location with good access into Stafford Town Centre and nearby commuter links.**

Internally Comprising of an entrance porch, hallway, living room, sitting/dining room, kitchen, utility room and shower room all on the ground floor. Heading upstairs is where you will find the family bathroom and the three well proportioned bedrooms. Externally this particular home features a driveway, garage and a good-sized rear garden.

- Spacious Semi-Detached Family Home
- Living Room & Sitting/Dining Room
- Kitchen & Utility Room
- Three Bedrooms, Bathroom & Shower Room
- Driveway & Garage
- Enclosed Rear Garden

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

Accessed via a double glazed entrance door. Having tiled flooring, a useful storage cupboard and an internal glazed door leading to the entrance hallway.

### Entrance Hallway

Stairs lead to the first floor with under stairs cupboard, a further built in cupboard and a radiator.

### Living Room 14' 10" into bay x 13' 11" (4.51m into bay x 4.23m)

Having a gas fire, radiator and a double glazed bay window to the front elevation.

### Sitting/Dining Room 11' 0" x 20' 11" (3.35m x 6.38m)

A large reception room with a built in storage cupboard. and a radiator. This room opens out to the kitchen.

### Kitchen 8' 11" x 16' 1" (2.71m x 4.91m)

Fitted with a range of wall, base and drawer units with work surfaces over incorporating a stainless steel sink unit with mixer tap. Spaces for appliances, tiled flooring, double glazed window to the rear elevation and a double glazed door to the rear garden.



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## **Utility Room** 16' 4" x 5' 5" (4.98m x 1.64m)

Fitted with wall, base and drawer units with work surface over incorporating a stainless steel sink and drainer unit with mixer tap. Spaces for appliances, a radiator and a double glazed window to the rear elevation.

## **Shower Room** 6' 0" x 3' 0" (1.84m x 0.91m)

Fitted with a suite comprising of a tiled shower cubicle with mains shower, wash hand basin with mixer tap and a low level WC. Double glazed window to the rear elevation.

## **First Floor Landing**

Having a radiator and a double glazed window to the side elevation.

## **Bedroom One** 10' 4" x 11' 0" into robes (3.15m x 3.36m into robes)

A double bedroom fitted with a range of bedroom furniture including wardrobes, over bed cupboards and drawers. Radiator and a double glazed window to the front elevation.

## **Bedroom Two** 9' 9" x 11' 9" (2.98m x 3.59m)

A second double bedroom fitted with a range of bedroom furniture, including wardrobes, over bed cupboards and drawers. Radiator and a double glazed window to the rear elevation.

## **Bedroom Three** 7' 4" x 7' 10" (2.23m x 2.38m)

Having fitted wardrobes, radiator and a double glazed window to the front elevation.

## **Bathroom** 5' 6" x 6' 10" (1.67m x 2.08m)

Fitted with a white suite comprising of a panelled bath with mixer tap and electric shower over, vanity style wash hand basin with mixer tap and a low level WC. Double glazed window to rear elevation.

## **Outside - Front**

The property is approached via a paved and tarmac driveway providing off street parking.

## **Lean To Store/Garage** 19' 2" x 7' 9" (5.83m x 2.35m)

Accessed via double opening garage doors to the front with a double glazed internal door leading into the utility.

## **Outside Rear**

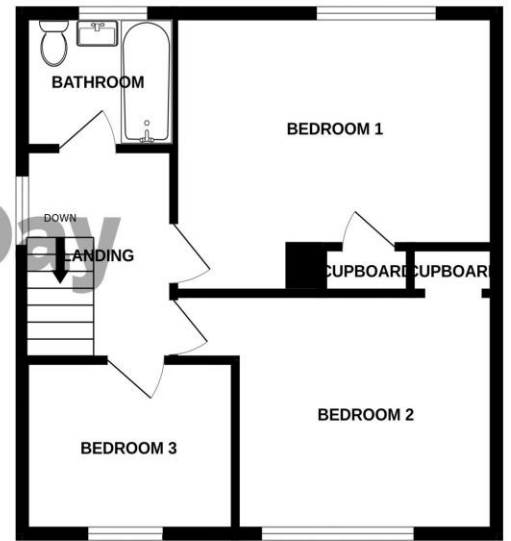
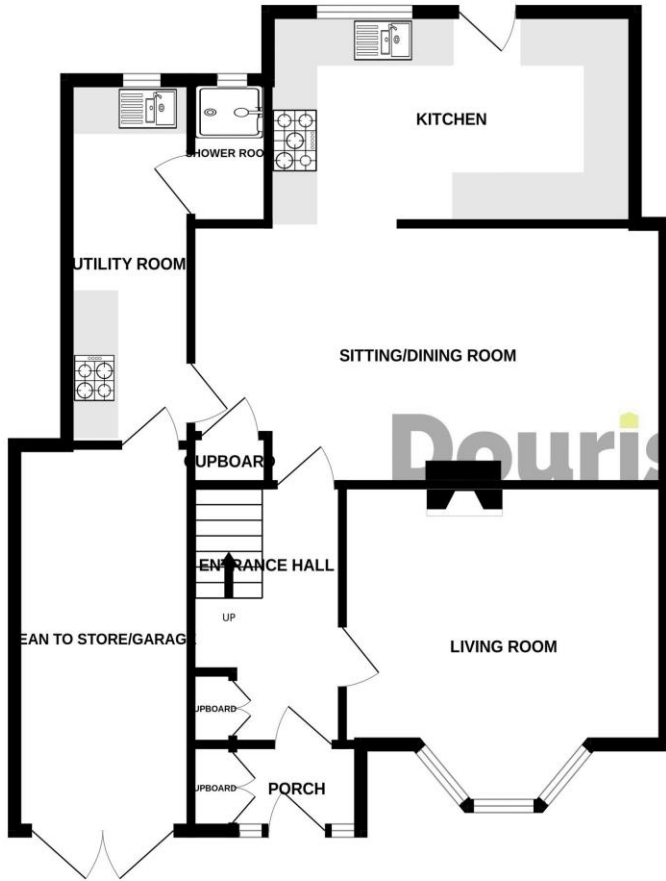
An enclosed garden having paved seating areas and a lawn





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 - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
		58	72
<small>Full energy efficient - higher running costs</small> <b>England &amp; Wales</b>		<small>EU Directive 2002/91/EC</small> www.ec.europa.eu	



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