



Silkmore Stafford

Silkmore Crescent Silkmore
Stafford Staffordshire



Attention, first-time buyers! Your search for the perfect starter home ends here. This charming two-bedroom semi-detached property offers an ideal opportunity to step onto the property ladder.

Nestled in a sought-after location near Stafford's town center, with its abundance of shops, amenities, and mainline train station, convenience is at your doorstep. Inside, you'll find an inviting entrance hall, a cozy living room, and a spacious kitchen/diner. Upstairs, two double bedrooms, a family bathroom, and a separate WC await. Outside, an enclosed front lawned garden and a large rear garden provide ample outdoor space. Don't miss out on this fantastic opportunity—call us today to schedule your viewing appointment!

- Two Bedroom Semi Detached Property
- Living Room, Kitchen/Diner & Outside Utility
- Bathroom & Separate Toilet
- Front & Large Rear Private Garden
- Located In A Highly Desirable Location
- Close To Stafford Town & Mainline Train Station

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 entrance door and having stairs leading to the first floor, wood effect laminate floor and radiator.

Living Room 13' 1" x 11' 0" (3.98m x 3.36m)

A spacious living room having wood effect laminate floor, radiator and double glazed window to the rear elevation.

Kitchen / Dining Room 19' 3" x 8' 8" (5.86m x 2.64m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel single bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, electric induction hob and cooker hood over. Tiled splashbacks, tiled floor, radiator and double glazed windows to the front and rear elevation. A glazed door leads to the side of the property.

First Floor Landing

Having access to loft space and two double glazed windows to the front elevation.



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Bedroom One 12' 9" x 7' 9" (3.88m x 2.35m)

A double bedroom having full length fitted wardrobes with hanging rail, radiator and double glazed window to the rear elevation.

Bedroom Two 13' 0" x 8' 8" (3.95m x 2.64m)

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

Bathroom 6' 0" x 5' 6" (1.82m x 1.67m)

Having a white suite comprising of a panelled bath with mains shower and glazed screen and chrome mixer tap, wash hand basin set in a vanity unit with chrome mixer tap and cupboard beneath. Tiled walls, tiled floor chrome towel radiator and double glazed window to the side elevation.

Separate WC 2' 11" x 4' 1" (0.90m x 1.25m)

Having a close coupled WC, tiled floor and double glazed window to the front elevation.

Outside - Front

The property is approached through a wooden gate with a large lawned front garden with planting bed areas with mature shrubs and flowers. A door leads to the rear garden.

Outside - Rear

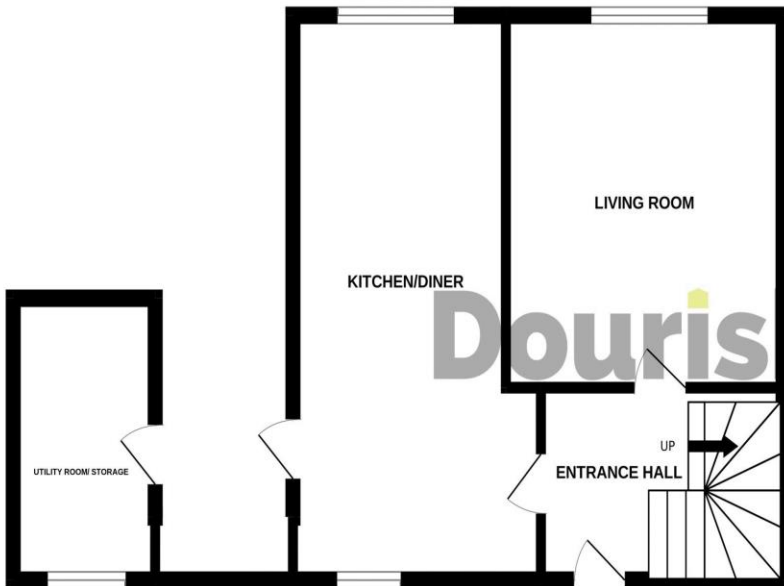
Again, there is a large lawned garden with a paved seating area toward the bottom of the garden. The garden has a variety of mature shrubs and trees and the garden shed is included in the sale.

Utility / Store 9' 1" x 5' 0" (2.77m x 1.53m)

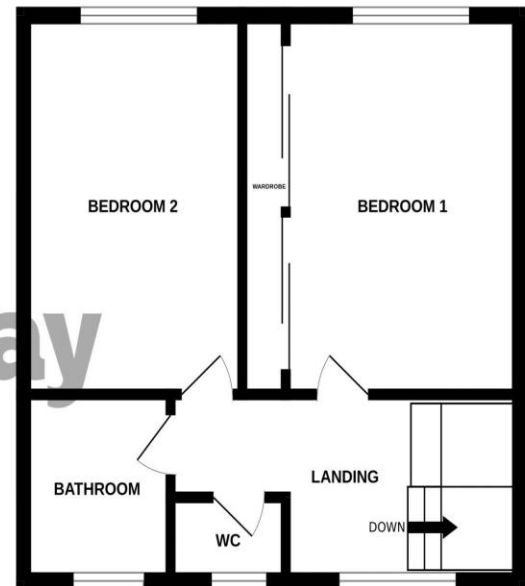
Having space for appliances, tiled floor and double glazed window to the front elevation.



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			
(85+)	A		85
(81-84)	B		
(75-80)	C	70	
(69-74)	D		
(63-68)	E		
(55-62)	F		
(47-54)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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