



£210,000

 **TENURE:** Freehold

 **EPC RATING:** C

 **COUNCIL TAX BAND:** C

Moss Pit Stafford

Springfield Drive Moss Pit
Stafford Staffordshire



Are you looking for a property that will put a Spring into your step? This superb and much improved three bedroom semi-detached home is bound to have you jumping to view. Situated in a well-regarded location on a large end plot with excellent nearby commuter links and only a short distance into Stafford Town Centre.

Internally comprising of an entrance porch, entrance hallway, living room, extended dining room, modern extended kitchen. To the first floor there are three bedrooms, WC and family bathroom. Externally the property enjoys ample off road parking and a large private rear garden with a manicured lawned garden. This property is going to be popular so spring into action and secure your viewing appointment today.

- Superb Three Bedroom Semi Detached Home
- Good Size Private Rear Garden
- Extended Kitchen & Family Bathroom
- Living Room & Large Dining Room
- Ample Off Road Parking
- Good Nearby Commuter Links

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

Being accessed through a double glazed door and having double glazed side panels and having a timber door leading to:

Entrance Hall

With stairs leading to the first floor landing with small understairs cupboard, further useful storage cupboard, wood effect laminate floor and double glazed window to the side elevation.

Living Room 11' 2" x 13' 11" (3.40m x 4.23m)

A spacious living room having a gas fire set within the chimney recess, vertical radiator and double glazed window to the front elevation.

Dining Room 10' 6" x 22' 0" (3.20m x 6.70m)

A generous sized second reception room having a stone fireplace with a recess being ideal for an electric fire and having a tiled hearth, useful storage cupboard, wood effect laminate floor, vertical radiator, double glazed window to the rear elevation and double glazed sliding door giving views and access to the rear garden.



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Kitchen 15' 3" x 9' 2" (4.64m x 2.79m) - all max measurements

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 taps. Spaces for a Range style cooker and further appliance space. Wall mounted gas central heating boiler, tiled splashbacks, wood effect laminate floor, double glazed windows to both the front and rear elevation and a double glazed door to the side.



First Floor Landing

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

Bedroom One 10' 11" x 13' 9" (3.32m x 4.20m)

A good-sized main bedroom having a radiator and double glazed window to the front elevation.

Bedroom Two 10' 8" x 13' 7" (3.24m x 4.13m)

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



Bedroom Three 8' 11" x 5' 9" (2.72m x 1.74m)

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

Family Bathroom 5' 9" x 5' 2" (1.75m x 1.58m)

Having a white suite comprising of a panelled bath with electric shower over and glazed screen and pedestal wash basin with chrome taps. Tiled walls, tiled effect floor and double glazed window to the rear elevation.



WC 5' 2" x 2' 5" (1.58m x 0.74m)

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

Outside - Front

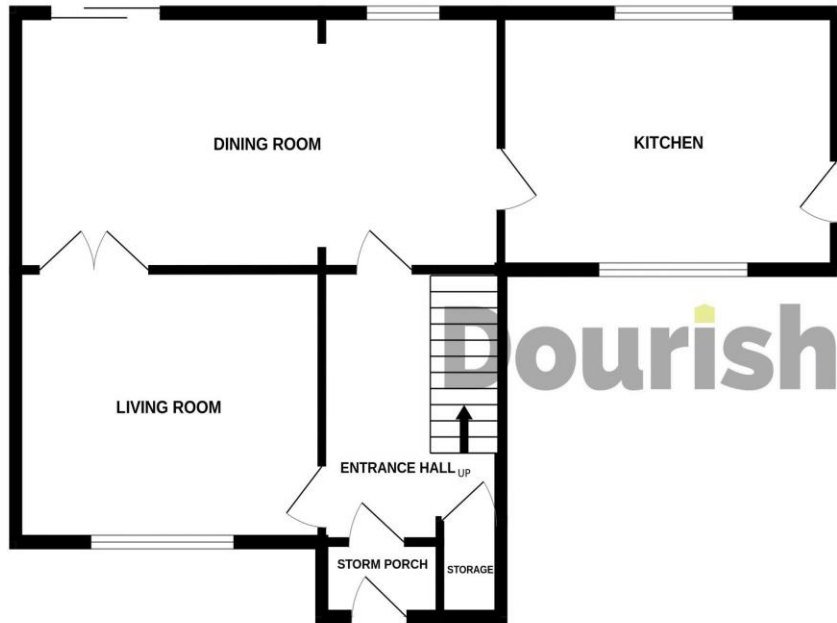
The property is approached over a double width driveway which provides ample off-road parking with a small walled garden area to the side.

Outside - Rear

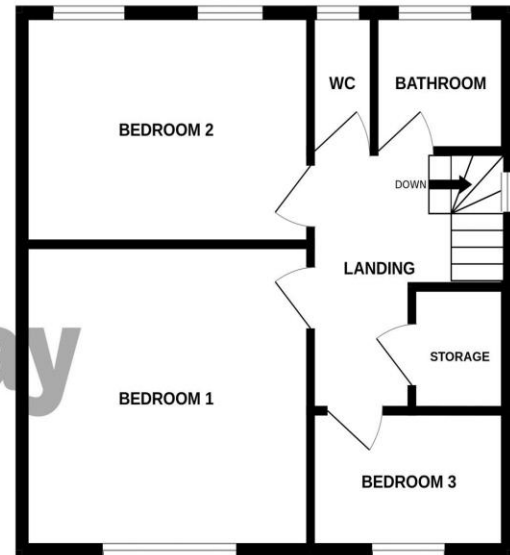
Being approached through a metal gate, and leading to the extensive rear garden which includes a paved seating area overlooking the remainder of the garden which is mainly laid to lawn with a planting bed area. There are mature trees and the garden shed is included in the sale.




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+) 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			
		70	84
England & Wales		EU Directive 2002/91/EC	
			



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