



£260,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: B

## Holmcroft Stafford

Gordon Avenue Holmcroft  
Stafford Staffordshire



**Listen closely as we tick off each item on your wish list—this property has it all! Situated in a sought-after area? Tick. Offered at a great price? Tick. Featuring three bedrooms and a good-sized rear garden? Tick, tick. And the best part? There's no catch!**

This deceptively spacious three-bedroom semi-detached home is a rare find. Located within walking distance to schools, shops, amenities, Stafford Town Centre, and excellent commuter links, it offers both convenience and comfort. Step inside to discover a welcoming entrance hallway leading to a spacious living room and an open-plan kitchen/dining area—ideal for modern living and entertaining. Upstairs, three generously sized bedrooms await, along with a large family shower room. Outside, the property boasts a driveway, a spacious rear garden, and a good-sized garage, providing ample space for parking and outdoor activities. Don't miss out on this exceptional opportunity—schedule your viewing today and make this dream home yours!

- Three Bedroom Semi Detached Family Home
- Living Room & Open Plan Kitchen/Dining Room
- Three Good Size Bedrooms & Family Shower Room
- Driveway, Garage & Large Private Rear Garden
- Close To Shops, Schooling & Town Centre

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 double glazed entrance door with a double glazed side panel and further double glazed window to the side. A double glazed composite door leads to:

## Entrance Hall

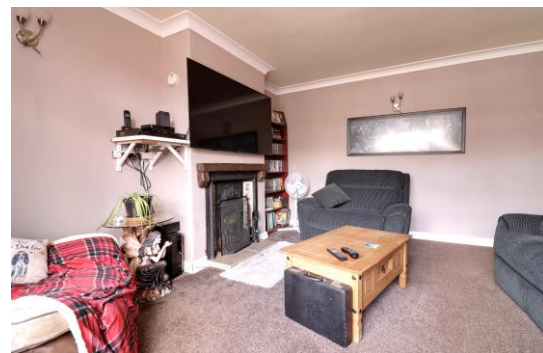
Having stairs leading to the first floor landing with understairs storage cupboard housing the gas central heating boiler. Wood effect Karndean floor and radiator.

## Living Room 14' 2" x 13' 1" (4.32m x 3.99m)

Having a feature log burner set within the chimney breast with a slate hearth, radiator and double glazed window to the front elevation.

## Kitchen / Dining Room 13' 11" x 20' 0" (4.23m x 6.09m)

A large kitchen / diner having a multi fuel stove set within the chimney breast and slate hearth. There is a breakfast island and the kitchen area includes a range of matching units extending to base and eye level with fitted work surfaces with an inset one and a half bowl sink unit with chrome mixer tap. Space for a Range style cooker with double cooker hood over and integrated



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dishwasher. Tiled walls, tiled floor, double glazed window to the side elevation and a sliding patio door gives views and access to the rear garden.

### **Utility Room** 4' 4" x 7' 10" (1.33m x 2.38m)

Having space for appliances, tiled floor, double glazed window to the rear elevation and double glazed door to the side elevation.

### **First Floor Landing**

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

### **Bedroom One** 14' 2" x 12' 4" (4.33m x 3.75m)

A double bedroom having a built-in storage cupboard which also provides shelving, radiator and double glazed window to the front elevation.

### **Bedroom Two** 13' 11" x 11' 11" (4.25m x 3.63m)

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

### **Bedroom Three** 9' 3" x 7' 4" (2.83m x 2.23m)

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

### **Shower Room** 8' 8" x 7' 5" (2.63m x 2.25m)

Having a white suite comprising of a shower cubicle with fitted mains shower, his and hers wash hand basins set with vanity units with chrome mixer mixer taps and cupboard beneath and close coupled WC. Tiled walls, tiled effect vinyl flooring, radiator and double glazed window to the side elevation.

### **Outside - Front**

The property is approached over a driveway with an additional gravelled parking area providing additional parking. There is a wooden fence, mature trees and the driveway leads to the entrance door and through double wooden gates down the side of the property to the carport.

### **Carport**

The carport leads to:

### **Garage** 24' 2" x 10' 4" (7.37m x 3.15m)

Having an up and over door to the front and rear, power and lighting. Window to the rear elevation and and a door leads to the rear garden.

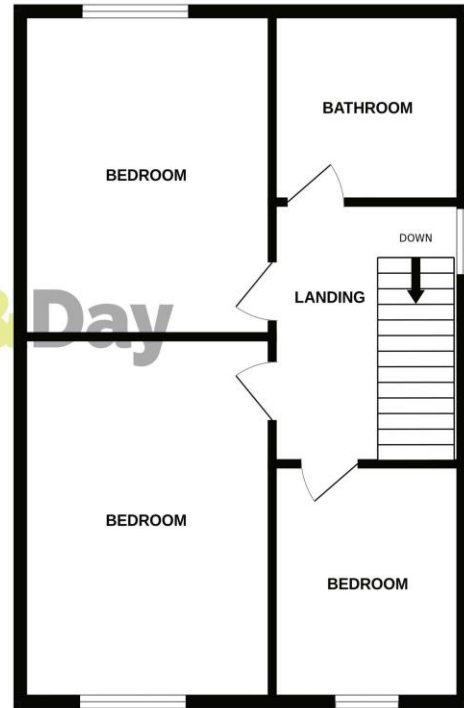
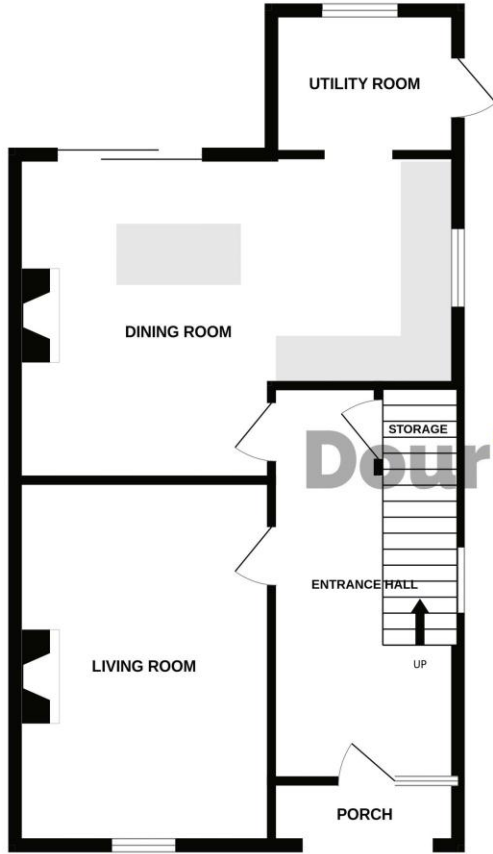
### **Outside - Rear**

The large rear garden includes a large decked seating area which is mainly covered with steps leading down to the remainder of the garden being mainly laid to lawn. The large garden shed is included in the sale and a small wooden fence separates the garden area with a wooden gate and this leads to a further lawned garden having a large planting patch. The garden has an array of mature shrubs, trees and hedging.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
80+	A		85
69-79	B		
59-68	C		
49-58	D	82	
39-48	E		
29-38	F		
1-28	G		
EU energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epc4all.com	

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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