



**50% Shared  
Ownership £95,000**

**TENURE: Freehold**

**EPC RATING: B**

**COUNCIL TAX BAND: C**

## St. Marys Gate Stafford

Bayswater Square St. Marys Gate  
Stafford Staffordshire



*Are you struggling to get onto the housing ladder, this superb, 50% shared ownership, modern two bedroom terraced property could just be the one for you!, situated in a desirable and convenient location with excellent access into Stafford Town Centres comprehensive range of shops, amenities and commuter links, you also have an option to purchase an additional 25%- 50% at any time.*

Internally the accommodation comprises of an entrance hallway, spacious open plan living room and fitted breakfast kitchen, rear hallway and guest W.C. To the first floor there are two double bedrooms and a bathroom. Externally the property has a good sized rear garden with paved seating area and the convenience of two designated parking spaces, which are located to the rear of the property.

- Modern 50% Shared Ownership Property
- Spacious Open Plan Lounge & Breakfast Kitchen
- Two Double Bedrooms & Bathroom
- Rear Garde & 2 Designated Parking Spaces
- Well Regarded Location Close To Town Centre
- Option To Purchase Additional 25%-50%

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 Hallway

Accessed through a double glazed composite entrance door, having stairs off, rising to the First Floor Landing & accommodation, radiator, and internal door to open-plan Kitchen, Dining & Living Space.

## Kitchen, Dining & Living Space 26' 7" x 10' 2" (8.09m x 3.11m)

A substantial & light open-plan area. The living area has wood effect laminate flooring, door to a spacious downstairs walk-in storage cupboard, a double glazed window to the front elevation, radiator, and opening through into the kitchen & dining area. The kitchen features a matching range of eye-level, base & drawer units with fitted work surfaces over incorporating an inset stainless steel sink/drainer with chrome mixer tap over, and a range of appliances including; integrated electric oven/grill, a 4-ring gas hob with a stainless steel splashback rising to an extractor canopy over, and having space(s) & plumbing for additional kitchen appliances. There is wood effect flooring, splashback tiling to the walls, a breakfast bar area, radiator, a double glazed window to the rear elevation & door to rear hall.



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## Rear Hall

Having wood effect flooring, internal door to Guest WC, and double glazed back door to the rear elevation.

## Guest WC

Fitted with a white suite comprising of a low-level WC & pedestal wash hand basin. There is splashback tiling to the walls & radiator.

## First Floor Landing

Having internal doors off, providing access to all three Bedrooms & Bathroom.

**Bedroom One** 11' 3" x 13' 10" (3.44m x 4.22m) maximum width measurement, into recess

A good sized double bedroom featuring two double glazed windows to the front elevation. There is a radiator and a door to a spacious built-in space with clothes hanging rails.

**Bedroom Two** 11' 1" x 13' 9" (3.37m x 4.19m) maximum length measurement, into recess

A second good sized double bedroom, having a built-in storage/cupboard space, a double glazed window to the rear elevation & radiator. The bedroom also has an access point to the loft space.

**Bathroom** 7' 0" x 6' 6" (2.14m x 1.99m)

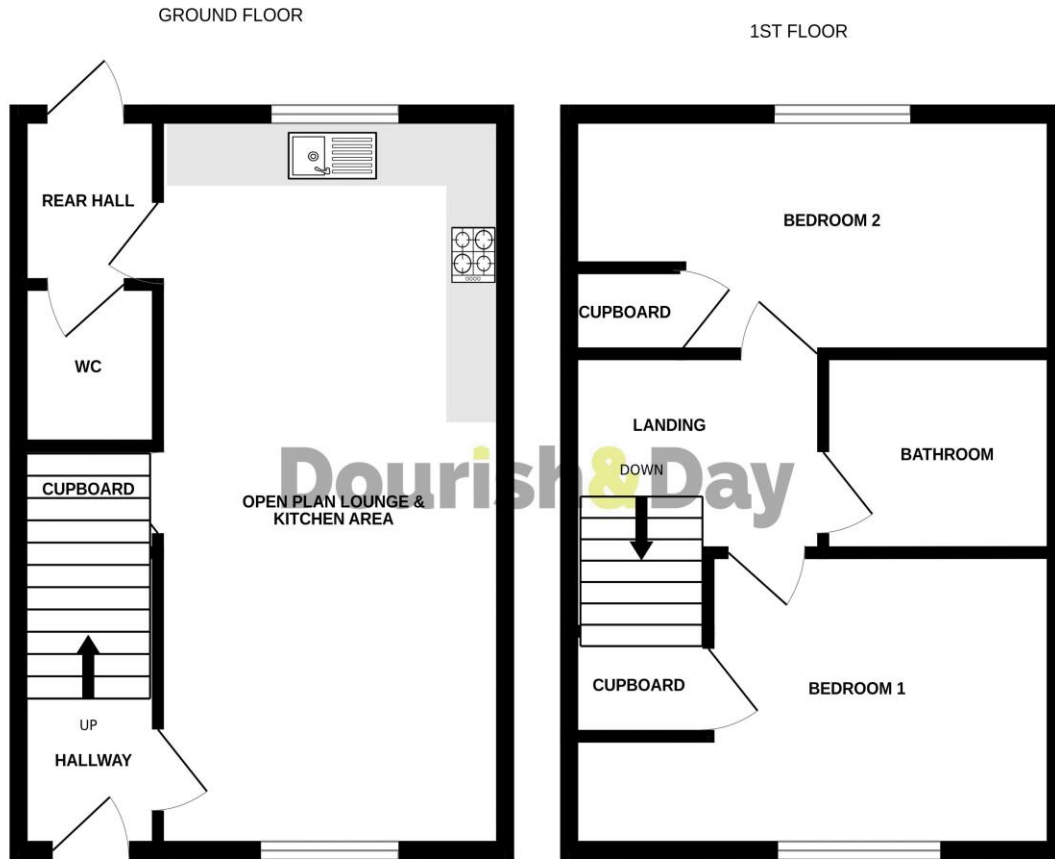
Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin & panelled bath with electric shower over. There is splashback tiling to the walls & radiator.

## Outside Front

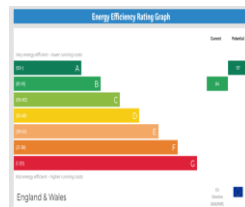
The property has a small block paved forecourt garden area to the front, and to the rear is a good sized garden being mainly paved for ease of maintenance. There is a lawned garden area, a spacious paved patio seating area and garden shed. To the rear is an access gate to two designated parking spaces.







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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