



£210,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: C

Stafford

Deanshill Close
Stafford Staffordshire



This three-bedroomed semi-detached home is situated in a desirable location, close to Stafford town centre and within walking distance of Stafford's mainline railway station.

To truly appreciate the property we would strongly recommend to arrange a viewing and see for yourself. Internally, comprising an entrance hallway, good sized L-shaped lounge/diner, breakfast kitchen and guest WC. On the first floor, there are three good-sized bedrooms and a family bathroom. Externally, the property has a driveway, single garage and a well-stocked and beautifully maintained private rear garden. With vacant possession and no upward chain, book early.

- Semi-Detached House
- Spacious Lounge & Dining Area
- Three Bedrooms & Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- Great For Train Station & Stafford Town Centre Amenities

You can reach us **9am to 9pm**, 7 days a week

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Entrance Hall

Being accessed through a double glazed entrance door and having stairs to first floor with useful understairs storage cupboard and radiator.

Guest WC

Having a suite comprising of a vanity wash hand basin with cupboard beneath and chrome mixer tap and low level WC. Part tiled walls, vinyl flooring, chrome towel radiator and double glazed window to the side elevation.

Lounge / Diner 22' 2" x 17' 11" max, 11' 10" min (6.76m x 5.47m max, 3.60m min)

Having a gas living flame gas fire set in a decorative surround, serving hatch to kitchen, coving, radiator, double glazed sliding patio door leading to the rear garden and further double glazed sliding patio door to:

Conservatory 10' 0" x 9' 5" (3.04m x 2.88m)

Having a tiled floor, double glazed windows and double glazed French doors giving views and access to the rear garden.



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Kitchen 9' 10" x 7' 9" (3.00m x 2.37m)

Having a range of base and eye level units and fitted work surfaces with inset a sink with chrome mixer tap and tiled splashbacks. Range of integrated appliances including an oven, hob with stainless steel cooker hood over. Spaces for washing machine and fridge/freezer, vinyl floor, part tiled walls, radiator and double glazed window to the front elevation.

First Floor Landing

Having access to loft space.

Bedroom One 11' 0" x 10' 8" (3.35m x 3.25m)

Having built-in wardrobes, radiator and double glazed window to the front elevation with pleasant views.

Bedroom Two 12' 10" x 9' 6" (3.92m x 2.90m)

Having a storage cupboard, built-in wardrobe, radiator and double glazed window to the rear elevation.

Bedroom Three 11' 9" x 7' 5" (3.58m x 2.25m)

Having a built-in wardrobe, radiator and double glazed window to the front elevation with pleasant views.

Bathroom 8' 11" x 8' 7" (2.73m x 2.61m)

Having a suite comprising of a corner bath, walk-in separate shower cubicle with fitted shower and vanity wash basin with cupboard beneath. Tiled walls, storage cupboard, radiator and double glazed window to the rear elevation.

Separate WC

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

Outside - Front

A driveway provides off road parking and leads to the garage. In addition there is a low maintenance gravelled area.

Garage 15' 11" x 7' 6" (4.84m x 2.28m)

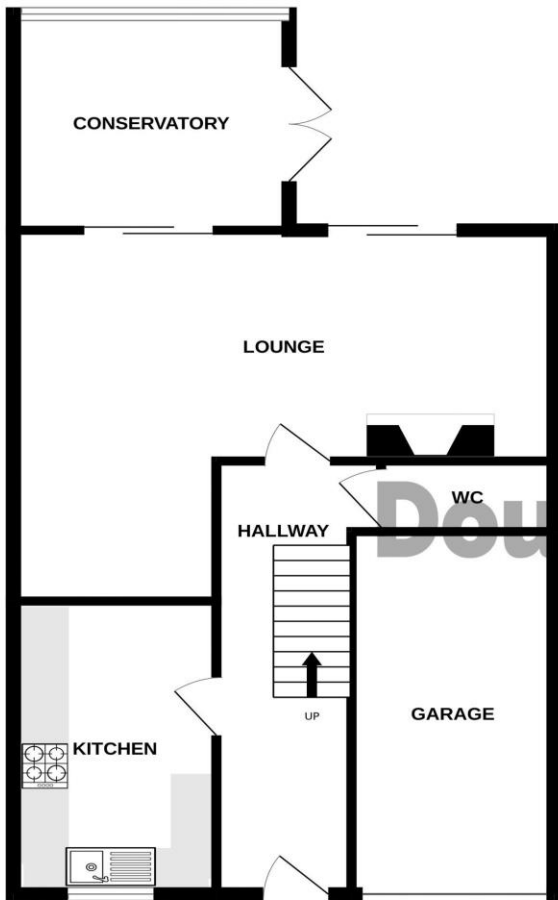
Having a remote controlled up and over door to the front and gas central boiler.

Outside - Rear

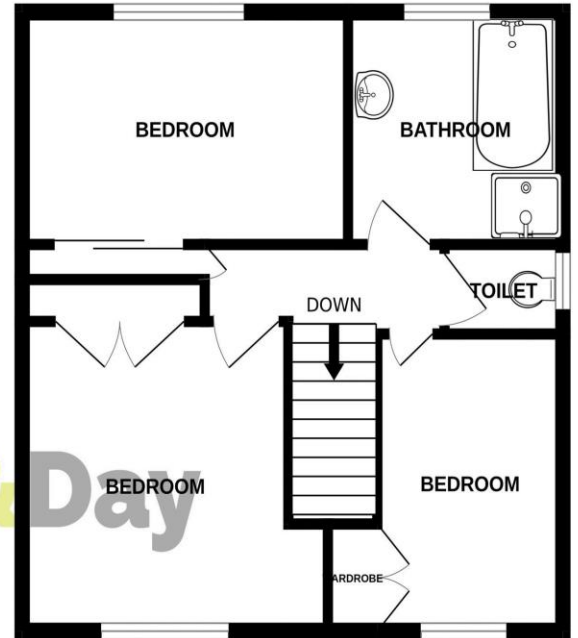
There is a paved patio and a further shaped patio seating area together with a small lawn area. Space for greenhouse and shed, low maintenance gravelled areas and being enclosed by panel fencing. To the side of the house is a covered lean-to/passageway.



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			
(92-100)	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			
England, Scotland & Wales			EU Directive 2002/91/EC



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