



Offers Around
£285,000

🔑 TENURE: Freehold

☰ EPC RATING: D

£ COUNCIL TAX BAND: C

Weeping Cross Stafford

Hartland Avenue Weeping Cross
Stafford Staffordshire



Trying to find a true Bungalow is like trying to find a needle in a haystack. If you've been struggling to find the right bungalow - then halt your property search as we've got the one that could be the bungalow of your dreams!

Situated in a highly desirable location having bus routes, shops and doctors' surgery on your doorstep in addition to enjoying a truly enviable corner plot with superbly well manicured gardens. Internally there are two double bedrooms, a smart showerroom, smart kitchen with an additional utility/conservatory, dual aspect living room all being extremely well presented and a conservatory. In addition there is a side driveway leading to the detached garage. With no upward chain and vacant possession this is one not to be missed. You'll be WEEPING with joy, call to book your viewing now on this delightful semi detached bungalow!

- Stunning Semi Detached Bungalow
- Envious Generous Corner Plot
- Two Double Bedrooms
- Dual Aspect Lounge & Conservatory
- Kitchen & Utility Conservatory
- Sought After Location

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

Accessed via double glazed French doors to the front elevation, and having a further double glazed entrance door, leading through to the Entrance Hallway.

Entrance Hallway

Having a radiator, and internal doors off, providing access to;

Living Room 15' 10" x 11' 6" (4.82m x 3.50m)

A spacious reception room which features a contemporary style electric fire set within a decorative surround, a double glazed window to the front elevation, radiator, and double glazed French doors leading through to the Conservatory.

Conservatory 10' 9" x 9' 0" (3.27m x 2.74m)

A brick built UPVC double glazed conservatory, having a double glazed sliding patio door & windows to to the rear elevation, a central ceiling light & combined fan, large radiator, and wood effect laminate flooring.



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Kitchen 11' 4" x 8' 7" (3.45m x 2.62m)

Fitted with a modern & matching range of wall, glazed display, base & drawer units with work surfaces over to three sides incorporating an inset stainless steel 1.5 bowl sink with drainer & chrome mixer tap. Appliances include an integrated eye-level double oven/grill, fitted gas hob, fridge/freezer & washing machine. In addition, there is ceramic splashback tiling to the walls, ceramic tiled flooring, a double glazed window to the rear elevation, and a double glazed door to the Utility & Conservatory area.



Utility & Conservatory 12' 2" x 3' 7" (3.71m x 1.09m)

A brick & UPVC double glazed conservatory having double glazed windows & French doors to the side elevation, ceramic tiled flooring, a range of modern & matching wall & base units with a fitted work surface over with space for an appliance.

Bedroom One 15' 0" x 9' 5" (4.57m x 2.88m)

A spacious double bedroom, having a double glazed window to the side elevation, a useful built-in storage cupboard, and a radiator.



Bedroom Two 11' 11" x 11' 5" (3.64m x 3.49m)

A second double bedroom, being dual-aspect, having double glazed windows to both the front & side elevations, and a radiator.



Shower Room 6' 4" x 5' 6" (1.94m x 1.67m)

Recently fitted with a modern suite comprising of a low-level dual-flush WC, a vanity style wash hand basin with chrome mixer tap above, and cupboard beneath, and a tiled shower cubicle housing a mains-fed mixer shower. In addition, there is ceramic tiling to the floor, a chrome towel radiator, inset ceiling spotlighting, and a double glazed window to the front elevation.



Outside Front

Enjoying an enviable corner plot position having a low-maintenance front garden being laid mainly to decorative aggregate with raised sleeper beds housing a variety of plants, and is approached over a block paved driveway which extends to the side of the property having gravelled borders, and providing off-street parking.

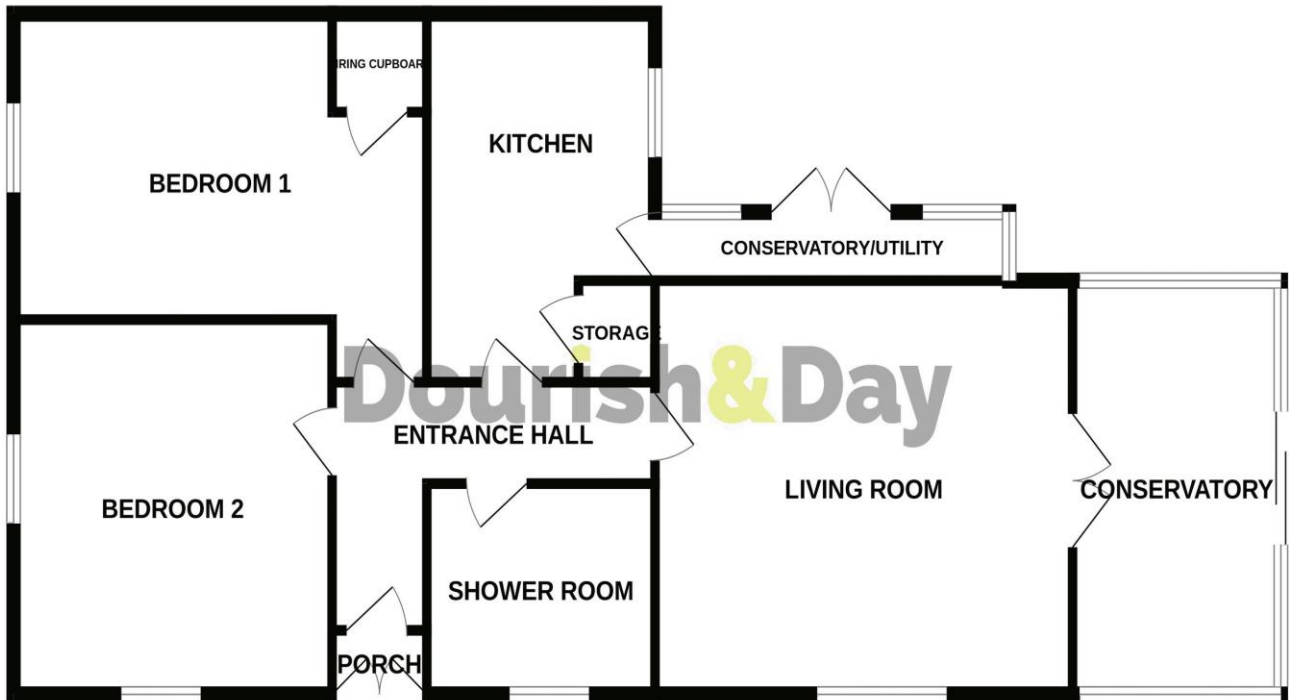
Outside Rear

A timber gated access to the side of the property provides continued access via the block paved driveway to the rear and courtyard area. There is an extensive paved patio seating/outdoor entertaining area, a variety of established flowerbeds, plants & shrubs, and access to the detached Garage.

Detached Garage

A single detached garage, having an up and over vehicle access door to the front elevation, and a further pedestrian access door & window to the side elevation.

GROUND FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - best rating (82+) | A | | |
| (81-81) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (17-38) | F | | |
| 0-16 | G | | |

England & Wales EU Directive 2002/91/EC
www.epcrea.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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