



£210,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Stafford

56 Nelson Way  
Stafford Staffordshire ST17 9LQ

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**Potential is the key word for this property and this spacious and characterful, three bedroom semi detached home has bags of it! as well as a block paved driveway and a fantastic, large, mature rear garden.**

Internally the property has been very well maintained and is ready for the new owners to move into and make their own. The accommodation comprises of an entrance hallway, living room with double doors leading to a dining room, fitted breakfast kitchen and utility room. To the first floor there are three bedrooms, shower room and guest W.C. Nelson Way is a well regarded location, close to excellent amenities, commuter links, schooling and only a short drive into Stafford Town Centre. This property is being offered with No Upward Chain.

- Spacious Three Bedroom Semi-Detached House
- Large Mature Rear Garden & Block Paved Drive
- Good Sized Living Room & Dining Room
- Excellent Potential To Extend, Subject To Planning
- Well Regarded Location, Close To 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 Hall

Being accessed through a double glazed entrance door having a turned staircase to the first floor with understairs storage cupboard and window to the side elevation.

## Guest WC

Having a suite including a wash hand basin and low level WC. Double glazed window to the side elevation.

## Lounge 13' 7" x 9' 9" (4.14m x 2.96m)

A spacious and light lounge having a fire surround with granite inset and hearth and housing a coal effect electric fire, coving, radiator and double glazed sliding doors giving views and access to the good-size mature rear garden.

## Dining Room 12' 4" x 9' 9" (3.75m x 2.97m)

A second spacious reception room with coving, radiator and double glazed window to the front elevation.



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## **Breakfast Kitchen** 10' 2" x 11' 10" (3.10m x 3.60m)

Having a range of matching units extending to base and eye level with fitted work surfaces having an inset one and a half bowl stainless steel sink drainer with mixer tap. Built-in appliances including an oven / grill, four ring gas hob with cooker hood over. Further space for appliances, purpose built breakfast bar, radiator, splashback tiling, double glazed window to the rear elevation and door leading to:

## **Utility Room** 8' 10" x 6' 3" (2.68m x 1.91m)

Having space for appliances, double glazed window and door to the front elevation, double glazed window and door to the rear elevation.

## **First Floor Landing**

With an airing cupboard housing the gas central heating boiler and access to loft space.

## **Bedroom One** 13' 7" x 9' 9" (4.13m x 2.96m)

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

## **Bedroom Two** 10' 6" x 12' 2" (3.20m x 3.70m)

A good-sized second bedroom having a radiator, over stairs storage cupboard and double glazed windows to the side and rear elevations.

## **Bedroom Three** 8' 2" x 9' 10" (2.49m x 2.99m)

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

## **Shower Room** 6' 0" x 4' 8" (1.84m x 1.43m)

Having a suite comprising of a double shower cubicle with mains shower, wash hand basin with vanity unit beneath and chrome mixer tap. Chrome towel radiator, tiled effect floor, tiled walls, shelving built into the recess and double glazed window to the side elevation.

## **Separate WC**

Having a low level WC, tiled effect floor, tiled walls and double glazed window to the front elevation.

## **Outside - Front**

The property is approached over a double width block paved driveway which provides ample off-road parking with a lawned front garden.

## **Outside - Rear**

The substantial rear garden is mainly laid to lawn with a large paved seating area and the two garden sheds are included in the sale.

## **Note**

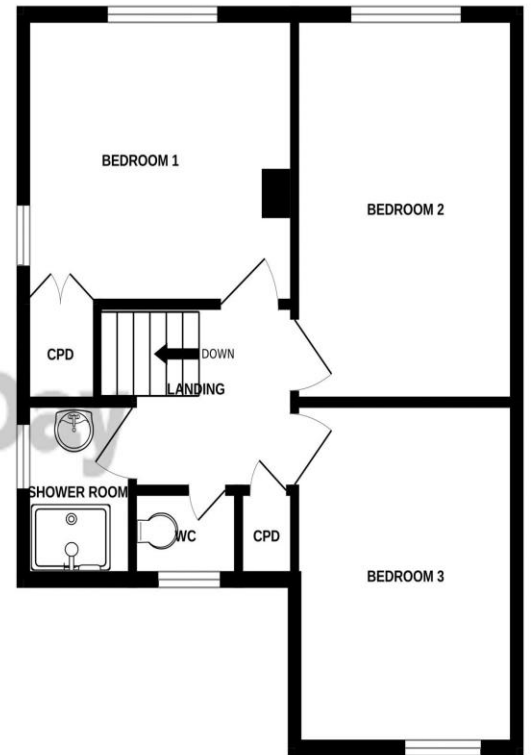
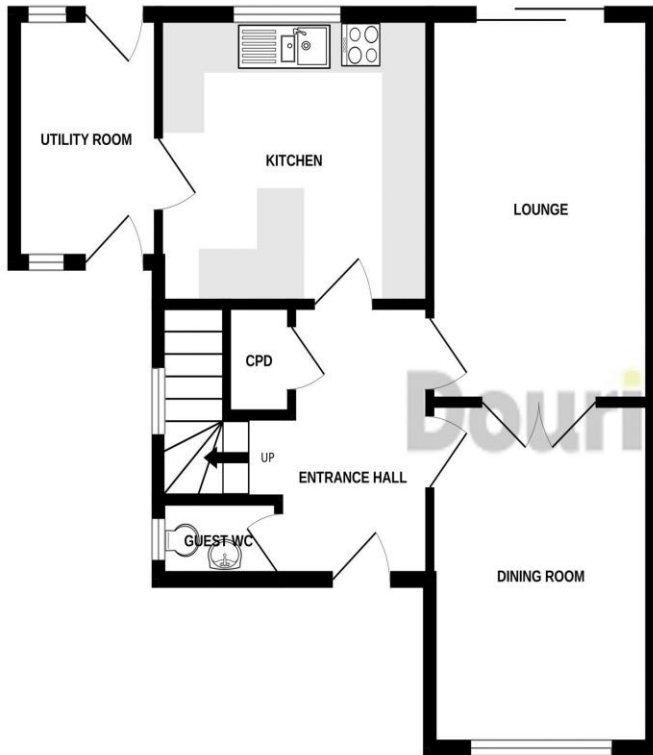
The property is offered for sale subject to the grant of probate.





GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.

1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.7 sq.m.) approx.

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
Energy efficient - Great rating (82+)			
A	(81-81)		81
B	(69-80)		
C	(55-68)		65
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
Not energy efficient - Higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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