



£285,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Stafford

Marlborough Avenue  
Stafford Staffordshire



Are you still searching for that dream home? Don't want the hassle of having to extend? Then we have the perfect property for you! Being situated on Marlborough Avenue this traditional, bay fronted 1930's, Four-bedroom semi-detached home, situated close to Stafford Town Centre's comprehensive range of shops, amenities and mainline railway station for the commuter. Internally the accommodation comprises of an entrance hallway, guest WC, large living room, dining room and an extended kitchen. To the first floor there are three bedrooms and an extended bedroom over the garage making the fourth bedroom and a family bathroom, Externally the property has ample off road parking for two cars and a low maintenance private garden at the rear. This property really needs to be seen to see its true potential and the best thing about all this fantastic property is there is NO UPAWRDS CHAIN!! So pick up the phone and book your

- Superb Extended Four Bedroom 1930' Semi-Detached
- Living Room With Separate Dining Room & Large Kitchen
- Four Bedrooms & Family Bathroom
- Good Size Private Rear Garden
- Ample Off-Road Parking & Garage
- Close To Stafford Hospital & 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 Hallway

Being accessed through a glazed door with stairs leading to the first floor with understairs storage, radiator and wood effect laminate floor.

## Living Room 25' 1" x 11' 1" (7.64m x 3.37m)

A spacious living room having a living flame gas fire with pebbles set within a marble surround, radiator, double glazed bay window to the front elevation and French doors leading to:

## Dining Room 8' 10" x 12' 1" (2.69m x 3.69m)

Having a radiator and wood effect laminate floor and double glazed french door leading to the rear elevation.

## Guest WC 4' 3" x 2' 5" (1.30m x 0.74m)

Having a close coupled WC, wash hand basin with chrome mixer tap. Tiled walls and laminate floor.

## Kitchen 17' 3" x 14' 0" (5.26m x 4.27m)

A spacious kitchen having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink unit with chrome mixer tap. Space for cooker with cooker hood over, further appliance space, gas central heating boiler, wood effect laminate floor,



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radiator, internal door into the garage, double glazed window and double glazed door giving views and access to the rear garden.

## First Floor Landing

Having access to loft space.

## Bedroom One 14' 1" x 11' 1" (4.28m x 3.39m)

A good-sized main bedroom having a range of fitted bedroom furniture including wardrobes, radiator and double glazed bay window to the front elevation.

## Bedroom Two 19' 2" x 6' 11" (5.83m x 2.10m)

A spacious second bedroom having a radiator, part wood effect flooring, and double glazed windows to both the front and rear elevations.

## Bedroom Three 10' 11" x 10' 11" (3.34m x 3.34m)

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

## Bedroom Four 7' 10" x 6' 0" (2.39m x 1.82m)

Having a double glazed window to the front elevation.

## Bathroom 7' 1" x 5' 11" (2.17m x 1.81m)

Having a suite comprising of a panelled bath with mains shower over, pedestal wash basin with chrome mixer tap and close coupled WC. Tiled walls, tiled effect floor, airing cupboard, radiator and double glazed window to the rear elevation.

## Outside - Front

The property is approached over a double width driveway which provides off road parking and leads to the garage.

## Garage

Having an up and over door with lighting.

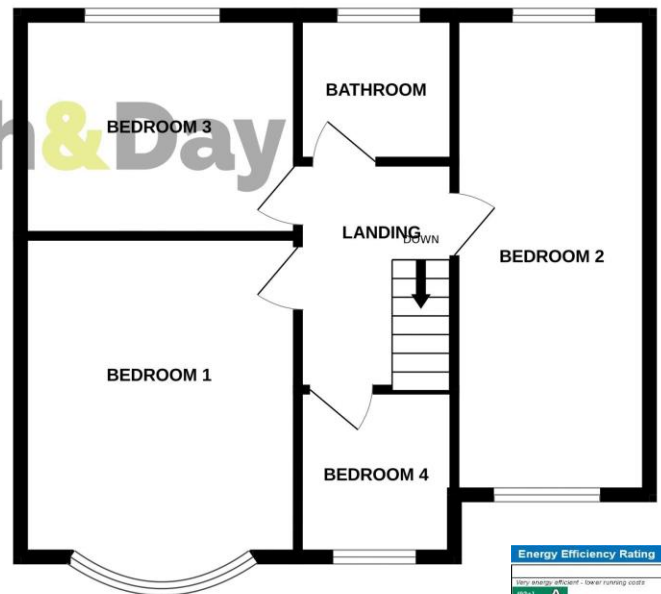
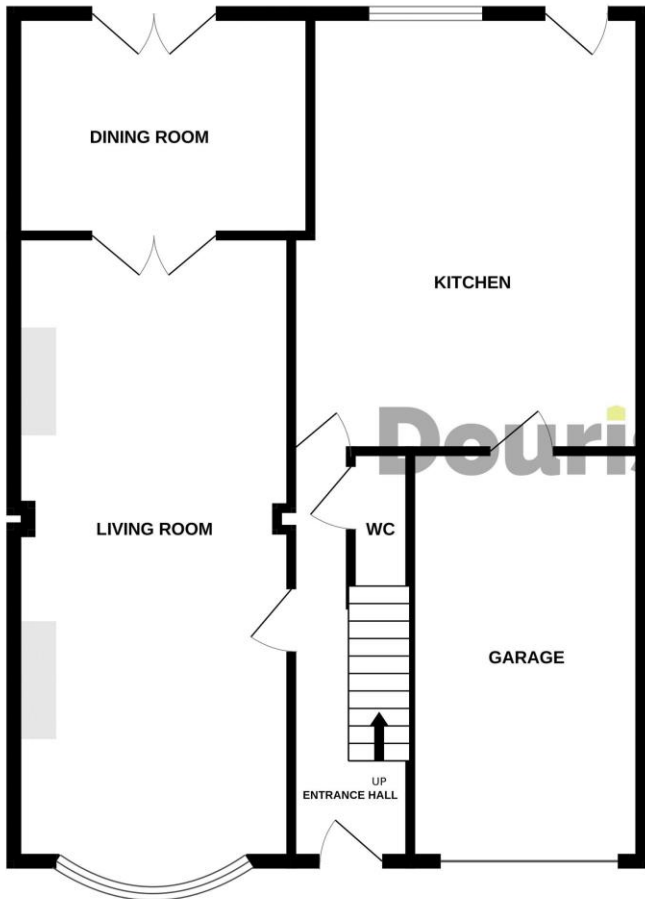
## Outside - Rear

An enclosed private rear garden having a paved seating area with a wood fence and gate leading to the lawned garden which is enclosed to two sides by panel fencing.



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
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		55	71

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



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