



£200,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

🏠 COUNCIL TAX BAND: **A**

## Stafford

Peach Avenue  
Stafford Staffordshire

🛏️ **4**   🚿 **1**   🛋️ **1**

***You'll feel just like Charlie did when he opened that chocolate bar and found that golden ticket - full of elation and excitement then on completion of the sale you'll really feel that you got the best prize!***

There's so much space in this house that Grandpa Joe and the rest of the family would have been able to have their own bedroom – after all there is 4 GOOD SIZED BEDROOMS. This is your chance to buy this superbly presented terraced house which is just a short distance from amenities and local schooling. An internal inspection will reveal an entrance hall, lovely sized living room and an open plan kitchen/dining/family room with a modern fitted kitchen, four well-proportioned bedrooms and a modern fitted family bathroom. Externally there is plenty of parking on the driveway whilst the rear garden is a good size with useful outbuildings. Come and have a look at this this golden ticket – before you disappointed that someone else has beat you to it!

- Spacious Family Sized Terrace
- Full Width Kitchen/Dining/Family Room
- Large Living Room
- 4 Generous Sized Bedrooms
- Modern Fitted Bathroom
- Front Drive, Large Garden, Outbuildings

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

Entrance is accessed through a double glazed door having meter storage cupboard, radiator, double glazed window and stairs to first floor accommodation with under stairs storage area.

## Living Room 15' 0" x 14' 7" (4.57m x 4.44m)

A bright spacious reception room having a radiator and a double glazed walk-in bay window.

## Kitchen/Dining/Family Room 10' 5" x 21' 5" (3.18m x 6.54m)

The kitchen area includes a fitted work surface extending to three sides with a one and a half bowl sink unit and mixer taps. A range of units extend to base and eye level with built-in double oven, electric hob and hood over. There is an integrated fridge and freezer and space for a washing machine and matching upstands, wood effect tiled floor and a double glazed window. The dining/family area includes a radiator, continuation of the tiled floor, a matching double cupboard which houses the central heating gas boiler and double glazed French Doors leading out to the rear garden.



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## First Floor Landing

A staircase leads up to the first floor landing where there is an airing cupboard.

## Bedroom One 14' 0" x 9' 4" (4.27m x 2.85m)

Bedroom one has a radiator, feature arch recess and a double glazed window.

## Bedroom Two 8' 9" x 12' 5" (2.66m x 3.79m)

Bedroom two has a radiator and double glazed window.

## Bedroom Three 8' 8" x 12' 3" (2.64m x 3.74m)

The third bedroom incorporated a radiator, over stairs storage cupboard and a double glazed window.

## Bedroom Four 10' 7" x 7' 5" (3.23m x 2.27m)

Bedroom four has a built-in wardrobe, radiator and a double glazed window.

## Bathroom

The bathroom comprises of a white suite with a panelled bath with electric shower over, wash hand basin with vanity unit with cupboards beneath and WC with concealed cistern, matching double storage cupboard, heated towel rail, tiled floor, part tiled walls, recessed spotlights and a double glazed window.

## Outside Front

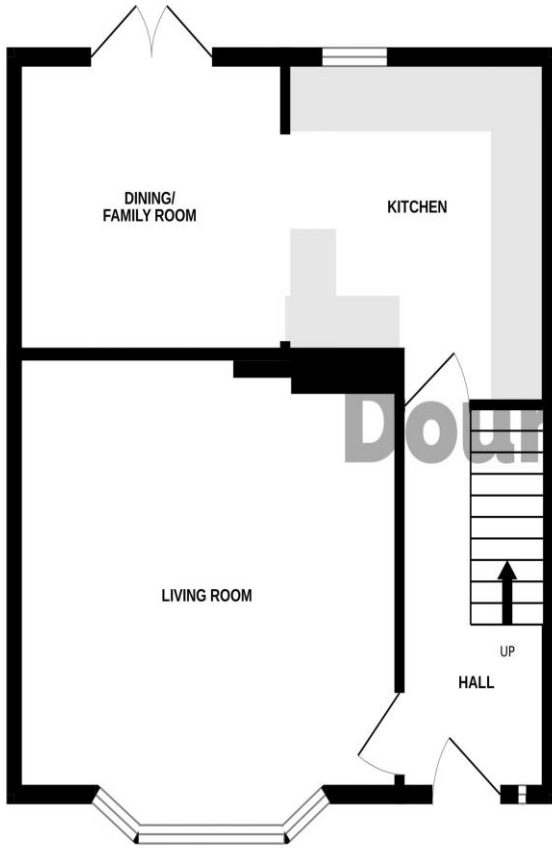
The front garden consists of an extensive driveway providing ample off road parking, there is an alleyway down the side of the house leading to the rear garden.

## Outside Rear

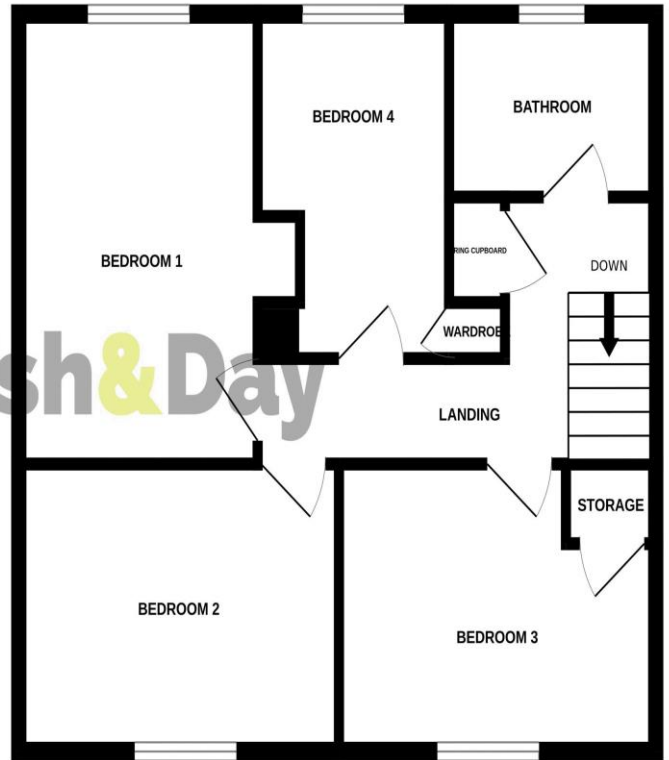
The rear garden having a full width paved patio area overlooking the remainder of the garden which is laid to lawn enclosed by panelled fencing with useful brick built storage sheds and an outside wc.



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 - lowest running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Very energy efficient - higher running costs		73	84

England & Wales EU Directive 2002/91/EC  
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