



£190,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: B

## Western Downs Stafford

Dart Avenue Western Downs  
Stafford Staffordshire



***Dart your way towards this lovely two-bedroom property in the sought after Western Downs. The property is bound to appeal to young families looking to make the step up to a home with gardens and parking or even landlords looking for an investment.***

The accommodation comprises entrance hall, living room, dining kitchen & conservatory, to the first floor there are two bedrooms and modern bathroom with shower. Externally the property benefits from driveway parking for two vehicles and enclosed rear garden with patio area and lawn. Don't delay and give us a call today!

- Modern Semi-Detached House
- Lounge & Dining Kitchen
- Two Bedrooms
- Modern Bathroom With Shower Over Bath
- Driveway & Enclosed Rear Garden
- Well Regarded & Convenient 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 Hallway

Accessed through a double glazed entrance door with canopy over, and having stairs off, rising to the First Floor Landing & accommodation, radiator, wood effect flooring, and internal door(s) off, providing access to;

## Living Room 13' 8" x 10' 3" (4.16m x 3.12m)

A spacious reception room featuring a contemporary styled electric fire set within a decorative surround with tiled hearth, ceiling coving, radiator, and a double glazed bow window to the front elevation.



## Kitchen & Dining Area 9' 1" x 13' 3" (2.78m x 4.05m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset single bowl sink/drainers with mixer tap over, and a range of built-in appliances which include; double electric oven/grill, electric induction hob with a double width cooker hood above. There is a useful understairs storage cupboard/panty store, ceramic splashback tiling to the walls, wood effect flooring, space to accommodate a dining table & chairs, radiator, ceiling coving, and having a double glazed window & double glazed French doors which lead into the Conservatory from the dining area.



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## **Conservatory** 6' 11" x 12' 11" (2.11m x 3.93m)

A brick based double glazed conservatory having double glazed windows & double glazed French doors providing views and access out to the rear garden.

## **First Floor Landing**

Having an access hatch to the loft space, and internal doors off, providing access to two Bedrooms & Bathroom.

## **Bedroom One** 9' 6" x 15' 4" (2.89m x 4.67m)

A spacious double bedroom, having a built-in cupboard offering ample clothes hanging space & storage. There is a radiator, and two double glazed windows to the front elevation. A further built-in cupboard houses a wall mounted central heating boiler.

## **Bedroom Two** 9' 2" x 6' 9" (2.80m x 2.07m)

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

## **Bathroom** 6' 11" x 6' 2" (2.10m x 1.89m)

Fitted with a modern white suite comprising of a low-level WC with concealed cistern, a vanity style wash hand basin set into top with chrome mixer tap above and storage cupboard beneath, and a P-shaped panelled bath with chrome mixer tap, shower screen, and mains-fed shower over. There is ceramic tiling to the walls, wood effect flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

## **Outside Front**

The property sits behind a lawned front garden and is approached over a block paved driveway providing ample off road parking and access to the front entrance door continuing to the side of the property where there is secure gated access to the rear garden.

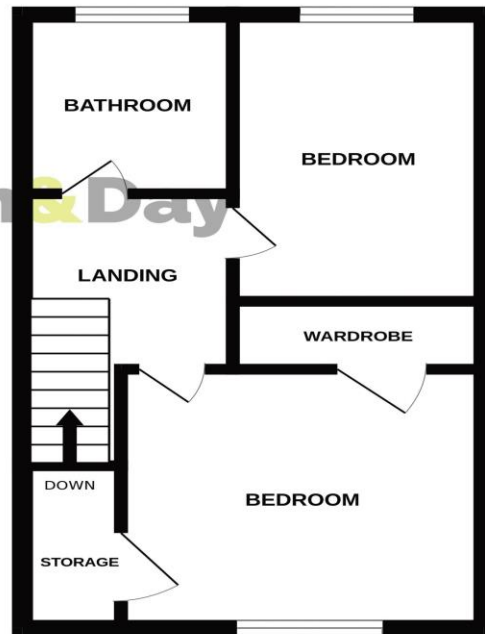
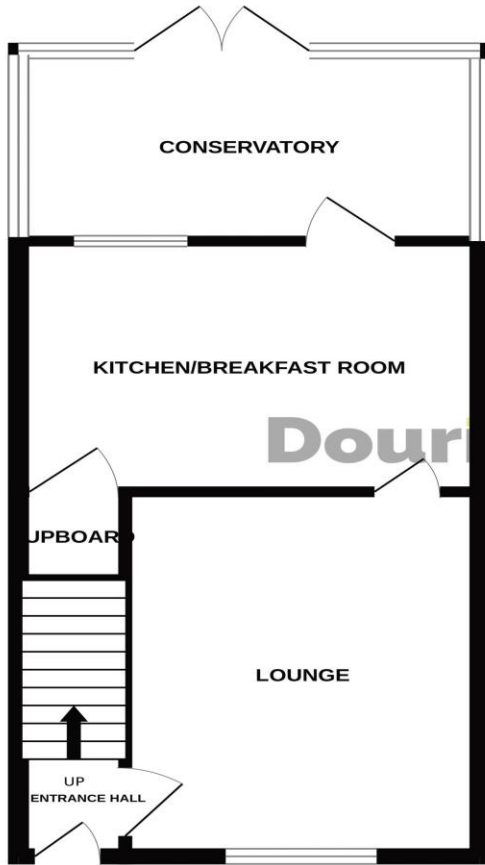
## **Outside Rear**

An enclosed rear garden which has a paved patio seating area leading onto a lawned garden with a variety of established plants & shrubs. There is a garden shed and the garden is enclosed by panelled 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
Very energy efficient - Great rating cost	A		85
Energy efficient - Good rating cost	B		
Decent energy efficiency - Average rating cost	C		69
Some energy efficiency - Below average rating cost	D		
Not very energy efficient - Poor rating cost	E		
Very poor energy efficiency - Worst rating cost	F		
Worst energy efficiency - Worst possible rating cost	G		

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