



£215,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **A**

## Rickerscote Stafford

St. Peters Gardens Rickerscote  
Stafford Staffordshire



*If you're a growing family or simply need a bit more space with no work required, this three-bedroom end-terraced home is perfect for you.*

Its convenient location in Stafford offers easy access to local amenities, the town centre, and Junction 13 of the M6. On the ground floor, you'll find an inviting entrance hallway, a bright and spacious living room, and a contemporary kitchen/diner, perfect for family meals and entertaining. Upstairs, there are three well-proportioned bedrooms and a modern bathroom, providing ample space for everyone. Externally, the home boasts a large driveway with ample off-road parking for several vehicles and a private rear garden, ideal for outdoor activities and relaxation. This home truly ticks all the boxes. Don't miss out on this fantastic opportunity to make it yours!

- Spacious End Terraced Family Home
- Modernised Throughout
- Three Bedrooms & Family Bathroom
- Living Room, Kitchen/Dining Room
- Large Driveway & Private Rear Garden
- Close To Stafford's Town & Mainline Train Station

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 and having stairs leading to the first floor landing with understairs storage area. Radiator, wood effect laminate floor and double glazed window to the side elevation.

## Living Room 13' 5" x 12' 8" (4.10m x 3.86m)

A spacious living room having a remote controlled gas fire set within a marble surround with matching hearth, radiator and double glazed window to the side elevation.

## Dining Kitchen 10' 7" x 19' 0" (3.23m x 5.78m)

An open plan dining kitchen having a range of matching units extending to base and eye level with fitted wooden work surfaces with an inset ceramic one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob with cooker hood over and dishwasher. Wood effect laminate floor, radiator double glazed double doors leading to the rear garden and double glazed windows to the front and side elevations. A double glazed door leads to:



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**Lobby** 3' 11" x 11' 0" (1.20m x 3.36m)

Having two double glazed doors leading to the front and rear elevations, tiled floor.

**Laundry** 5' 1" x 2' 9" (1.55m x 0.84m)

Having fitted work surfaces with appliance space beneath, tiled floor and window to the side elevation.

**Workshop** 7' 9" x 7' 9" (2.37m x 2.35m)

Having power, lighting and window to the rear elevation.

**First Floor Landing**

Having a double glazed window to the side elevation, access to loft space which is boarded and houses the gas central heating boiler

**Bedroom One** 10' 9" x 12' 10" (3.28m x 3.90m)

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

**Bedroom Two** 13' 5" x 10' 4" (4.10m x 3.16m)

A second double bedroom having a double fitted wardrobe with hanging rail, additional storage over, radiator and double glazed window to the front elevation.

**Bedroom Three** 8' 2" x 8' 5" (2.50m x 2.57m)

Having a useful storage cupboard with storage over, radiator and double glazed window to the front elevation.

**Bathroom** 5' 6" x 6' 6" (1.68m x 1.99m)

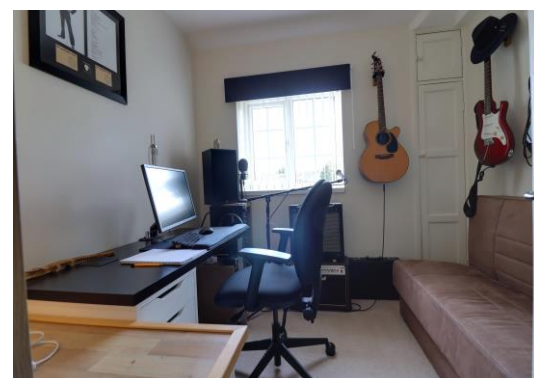
Having a suite comprising of a panelled bath with an electric shower over and twin glazed screens and chrome mixer tap, wash hand basin set into a vanity unit with cupboard beneath and chrome mixer tap and WC with enclosed cistern. Chrome towel radiator, recessed downlights, mirror, wood effect vinyl flooring and double glazed window to the rear elevation.

**Outside - Front**

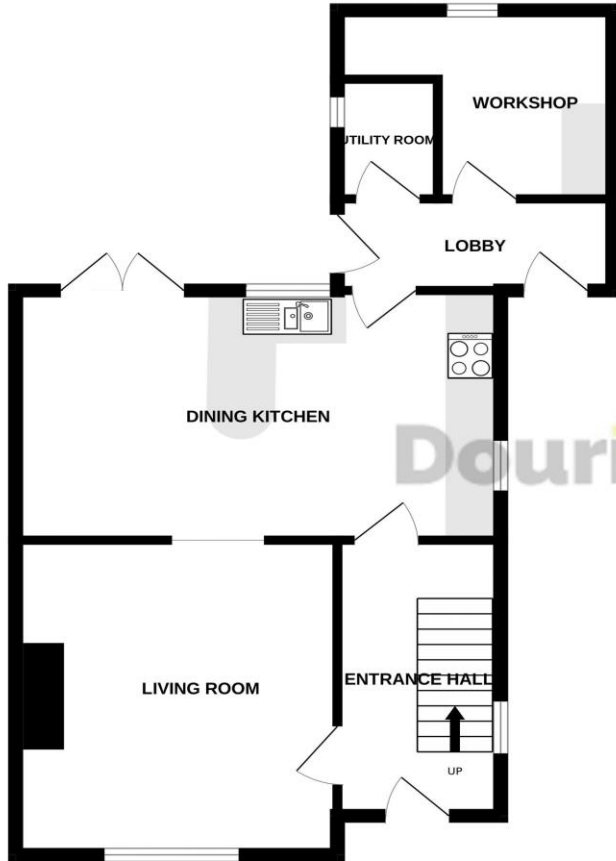
The property is approached over a large gravelled driveway which provides off-road parking with a bed having a variety of mature plants and shrubs and a hedge. The drive leads to the main entrance door and the further door leading into the rear lobby.

**Outside - Rear**

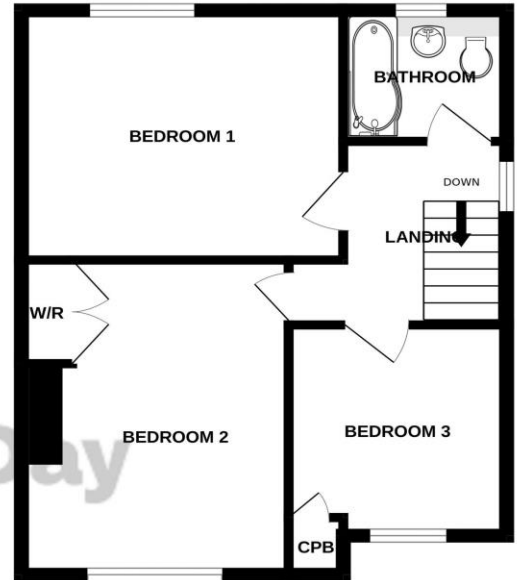
The garden includes a paved seating area which leads to a further decked seating area and a further gravelled area. The garden is enclosed by hedging.



GROUND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.

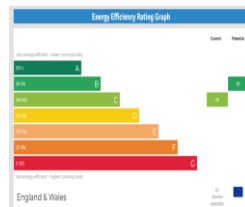


1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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