



£320,000

🔑 TENURE: Freehold

📊 EPC RATING:

£ COUNCIL TAX BAND: C

Stafford

Stone Road
Stafford Staffordshire



Step inside this charming three-bedroom bay-fronted semi-detached home, offering ample space and perfectly suited for a family. Conveniently located near the town centre, rail station, and M6 motorway links, this property ensures easy access to essential amenities and transport options.

The welcoming entrance hall leads to a spacious living room and a large sitting/dining room, providing plenty of space for family gatherings and entertaining. The well-equipped kitchen, utility room, and guest WC complete the ground floor. Upstairs, you will find three generously sized bedrooms and a family bathroom. Additionally, a large loft room offers versatile space, perfect for a home office, playroom, or extra storage. The property boasts a large driveway at the front, providing ample off-road parking, while the expansive rear garden is ideal for families to enjoy outdoor activities and relaxation. Don't miss out on this fantastic opportunity—call us today to arrange your viewing!

- Mature Bay Fronted Semi Detached House
- Living Room, & Spacious Sitting/Dining Room
- Kitchen, Utility & Guest WC
- Three Good Size Bedrooms & Loft Room
- Large Driveway & Large Private Rear Garden
- Close To Stafford Town & Mainline Train station & M6

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Porch

Accessed through a glazed entrance door with two glazed side panels. There is tiled flooring, a radiator, and a further glazed entrance door leading into the entrance hallway.

Entrance Hallway

Having stairs off, rising to the first floor landing & accommodation with a useful understairs storage cupboard. There is a beautiful Parquet wood flooring, ceiling rose, picture rail, and a radiator.

Living Room 13' 5" x 11' 0" (4.08m x 3.35m)

A spacious living room, having a coal fire set within the chimney breast with tiled hearth. There is feature ceiling coving, ceiling rose, picture rail, a radiator, and a double glazed bay window to the front elevation.

Dining Room / Sitting Room 22' 10" x 10' 10" (6.96m x 3.31m)

A spacious second reception room, having two radiators, ceiling roses, picture rail, coving, and double glazed French doors leading out to the rear decked seating area.

Kitchen 15' 9" x 7' 5" (4.81m x 2.27m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset 1.5 bowl sink/drain unit with chrome mixer tap over. Appliances include; double oven/grill, 5-ring gas hob with extractor hood over, integrated dishwasher & integrated fridge/freezer. There are tiled splashbacks, tiled flooring, a radiator, and two double glazed windows to the side elevation.



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Utility Room 7' 7" x 4' 8" (2.32m x 1.41m)

A useful utility room, having fitted work surfaces with under-counter spaces for plumbed appliances. There is tiled flooring, double glazed windows to both the side & rear elevations, and a double glazed door to the rear elevation.

Guest WC 7' 8" x 2' 5" (2.34m x 0.74m)

Fitted with a white suite comprising of a low-level WC, and a wash hand basin with chrome taps. There is tiled flooring, a radiator and a double glazed window to the side elevation. The room also accommodates a wall mounted gas central heating boiler.

First Floor Landing

Having a double glazed window to the side elevation, and stairs off, rising to a loft room.

Bedroom One 13' 4" x 11' 0" (4.06m x 3.36m)

A double bedroom, having a double glazed bay window to the front elevation, and a radiator.

Bedroom Two 13' 0" x 10' 11" (3.96m x 3.34m)

A second double bedroom, having fitted double wardrobes, a radiator, and a double glazed window to the rear elevation.

Bedroom Three 6' 11" x 7' 4" (2.11m x 2.23m)

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

Bathroom 9' 0" x 7' 5" (2.75m x 2.25m)

Fitted with a white suite comprising of a walk-in screened double shower cubicle housing a mains-fed shower, a full size panelled bath with chrome taps, a wash hand basin set into top with chrome mixer tap above, and storage beneath, and a low-level WC surrounded by useful storage cupboards. The bathroom also benefits from having tiled walls, tiled effect vinyl flooring, a chrome towel radiator, loft storage access, and a double glazed window to the rear elevation.

Loft Room 12' 4" x 9' 10" (3.75m x 3.00m)

Accessed from stairs rising from the first floor landing, with restricted head height access, useful storage within eaves space, a skylight window to the rear elevation, a mains radiator and a separate electric radiator. (The room is currently been used as a bedroom by the owners)

Outside Front

The property is approached over a large & spacious driveway which provides off-street vehicle parking, and access to the main entrance door as well as double opening wooden gates which provide access to the rear garden & garage. To the side is a small lawned garden with a variety of mature plants & shrubs, and bordered by a small brick wall.

Garage 16' 0" x 8' 10" (4.88m x 2.70m)

Having an up and over garage door to the front elevation, a side door into the garden and benefiting from having both power & lighting installed.

Outside Rear

A large, private & landscaped enclosed rear garden that features both a large decked seating area and a patio, a large well-manicured lawned garden reaching to the far end of the garden with a variety of mature plants, shrubs & trees, and includes a useful garden shed.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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