



£310,000

🔑 TENURE: **Freehold** 📊 EPC RATING: **D** 💷 COUNCIL TAX BAND: **C**

Silkmore Stafford

Silkmore Lane Silkmore
Stafford Staffordshire

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Step into your dream-ready, move-in-ready abode—a charming three-bedroom semi-detached home that awaits your arrival!

Prepare to be impressed by its welcoming entrance hallway, complete with a convenient guest WC, leading you to a spacious living room, dining room, and a well-appointed kitchen/sitting room. Ascend to the first floor, where three double bedrooms await, along with a stylish family bathroom. Outside, bask in the convenience of off-road parking and a generously sized, private rear garden, offering ample space for outdoor activities and relaxation. Nestled in the esteemed Silkmore Lane neighbourhood, this prime location offers easy access to excellent schooling, Stafford retail park, and the vibrant heart of Stafford Town Centre, including the Mainline Train station—ensuring convenience at your fingertips. Don't let this opportunity slip away—reach out to us today to secure your viewing and embark on the journey to making this dream home your reality!

- Semi-Detached End Plot Family Home
- Three Double Bedrooms & Family Bathroom
- Living Room, Dining Room & Guest WC
- Open-Plan Kitchen/ Sitting Room
- Driveway & Large Private Rear Garden
- Close To Queens Retail Park & Stafford Town

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a double glazed entrance door with a double glazed window to the front elevation, stairs off, rising to the first floor landing & accommodation with a useful understairs storage cupboard, a radiator, feature period tiled flooring and internal door(s) off, providing access to;

Living Room 15' 0" x 11' 11" (4.57m x 3.63m)

A good sized reception room featuring a multi-fuel cast-iron burner inset within the chimney breast on a granite hearth with a limestone surround. The room also benefits from two column radiators, oak flooring, and a double glazed bay window to the front elevation.

Dining Room 14' 11" x 11' 11" (4.54m x 3.62m)

A second good sized reception room which also features a cast-iron multi-fuel burning stove inset within the chimney breast on a granite hearth with a limestone surround. The room also benefits from having oak flooring, two column radiators, and open-plan through to the Kitchen & Sitting Room.

Kitchen & Sitting Room 18' 5" x 20' 3" (5.62m x 6.16m)

Fitted with a matching range of eye-level, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl sink/drainers with chrome mixer tap over, and a range of kitchen appliances which include; electric oven/grill, 5-ring gas hob & hood over, integrated dishwasher & integrated washing



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machine. The room also benefits from having feature slate flooring, two panelled radiators, double glazed windows to both the side & rear elevations, and double glazed French doors providing views and access out to the enclosed rear garden, and a further three feature skylight windows providing an abundance of natural lighting throughout.

Guest WC 3' 7" x 5' 7" (1.10m x 1.70m)

Fitted with a white suite comprising of a low-level WC & wash hand basin with chrome mixer tap over. The room also benefits from having a towel radiator, ceramic splashback tiling to the walls, ceramic tiled flooring, and a double glazed window to the side elevation.

First Floor Landing

Having a double glazed window to the front elevation, an access point to the loft space, and internal doors off, providing access to all bedrooms & bathroom.

Bedroom One 15' 0" x 11' 11" (4.56m x 3.64m)

A good sized double bedroom featuring a decorative fireplace with tiled hearth. The room also has a radiator & double glazed window to the rear elevation.

Bedroom Two 11' 11" x 12' 1" (3.62m x 3.69m)

A second double bedroom, again featuring a decorative fireplace & tiled hearth. The room has a radiator & double glazed window to the front elevation.

Bedroom Three 11' 4" x 9' 2" (3.45m x 2.80m)

A third double bedroom, having a radiator & double glazed window to the side elevation.

Bathroom 6' 1" x 6' 2" (1.85m x 1.88m)

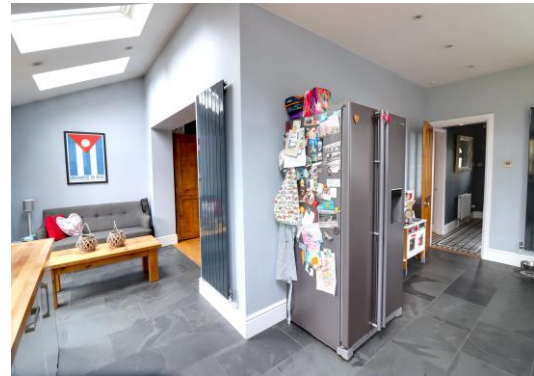
Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap over, and a panelled bath with chrome taps & mains-fed mixer shower over with screen to side. The room also has ceramic splashback tiled walls, ceramic tiled flooring, a chrome towel radiator & double glazed window to the side elevation.

Outside Front

The property is approached over a gravelled driveway providing ample off-street parking for several vehicles and access to the main entrance door with a small lawned garden to the side. There are timber gates to the side of the property providing access to the rear garden.

Outside Rear

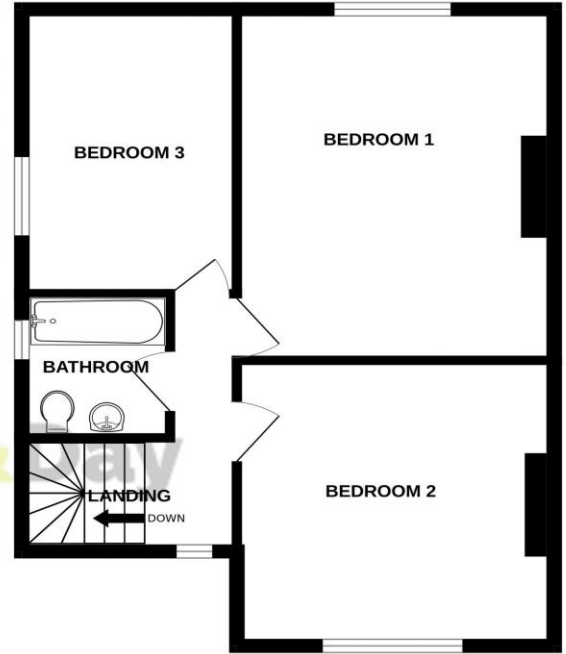
An enclosed rear garden having a decked seating area & outdoor seating area, a large lawned garden with a feature garden pond and a variety of mature trees, plants & shrubs. There is a decorative gravelled slate area, a garden shed, and a further courtyard style garden to the side of the property with an electric car charging point.



GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

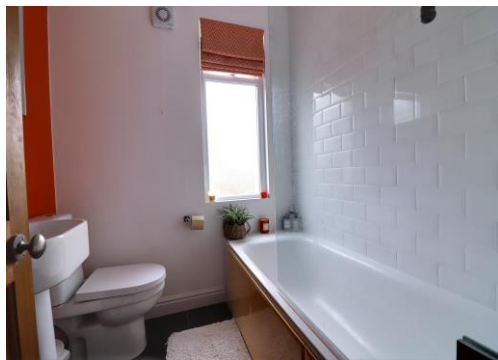
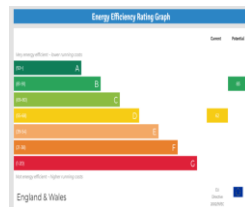


1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 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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