



£200,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **B**

Western Downs Stafford

Hardy Road Western Downs
Stafford Staffordshire



Calling all house hunters at the end of their tether - we know it's 'HARD' going finding that family home at a realistic price.... however, now's the time you can sit back, relax as we've have done it again with this perfectly priced three bedroom home.

Within easy access of Stafford Town Centre and local amenities - the large lounge/diner has a contemporary design, an unusually deceptively spacious kitchen, three decent sized bedrooms (and no 'box' in the third bedroom together with a well presented bathroom! It's HARDLY rocket science - good price - good size - good cul de sac location - Just let us know what day and time would you like to view - but one thing is for sure - don't hang around!

- Spacious Semi-Detached House in Cul-de-Sac Positioning
- Large Thru' Lounge/Diner
- Good Sized Well Presented Kitchen
- Three Well Proportioned Bedrooms
- Attractive Drive & Garage
- Ready To Move Into Presentation

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 Porch

Timber entrance door with side panel to:

Entrance Hallway

Radiator, stairs to first floor and useful walk-in store.

Lounge & Dining Area 22' 3" x 12' 11" (6.78m x 3.93m)

A contemporary room with decorative recess having timber beam over, Laminate floor, two radiators, double glazed window and sliding patio door to the rear garden.

Kitchen 12' 1" x 10' 6" (3.68m x 3.2m)

Fitted work surfaces extending to four sides with single drainer sink unit and mixer taps. Range of units extending to base and eye level. Built-in double oven, gas hob and cooker hood over. Spaces for washing machine, slimline dishwasher and fridge/freezer. Matching splash backs, radiator, double glazed window and double glazed door to side elevation.



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First Floor Landing

Useful storage cupboard, double glazed window and access to the full height boarded loft space.

Bedroom One 12' 1" x 10' 8" (3.69m x 3.26m)

Having a radiator and double glazed window.

Bedroom Two 10' 0" x 10' 2" (3.04m x 3.1m)

Radiator and double glazed window.

Bedroom Three 9' 3" x 7' 11" (2.81m x 2.41m)

Radiator and double glazed window.

Bathroom 5' 6" x 8' 0" (1.67m x 2.43m)

White suite comprising: Panelled bath with shower over and glazed screen, pedestal wash hand basin and W.C., heated towel rail, radiator, tiled floor, part tiled walls and double glazed window.

Outside - Front

Lawned front garden with drive leading down the side of the house to:

Garage

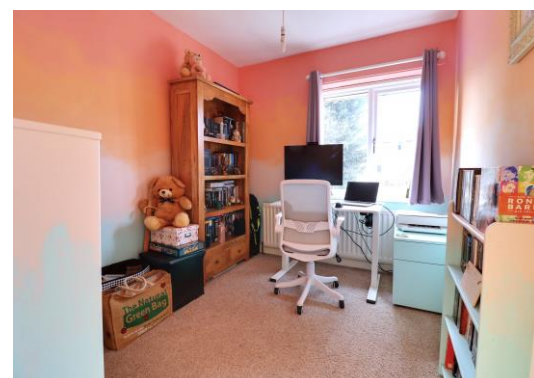
Up and over door.

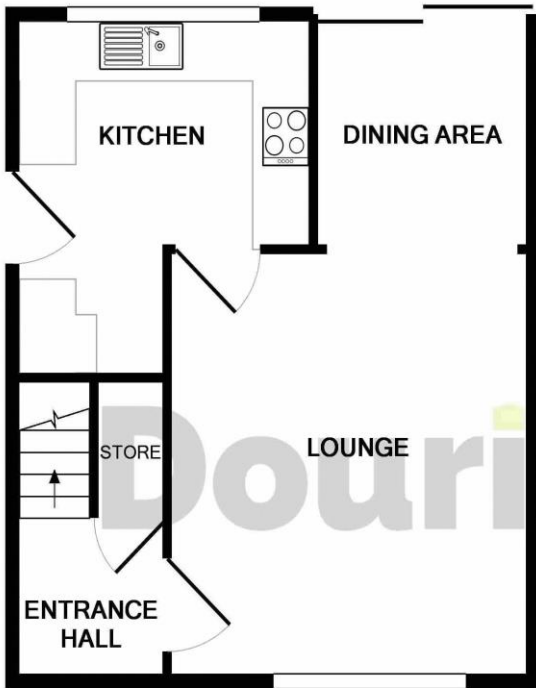
Outside - Rear

Paved patio area overlooking the lawned garden with childs' play area and surround beds with bark chips and being enclosed by panel fencing.

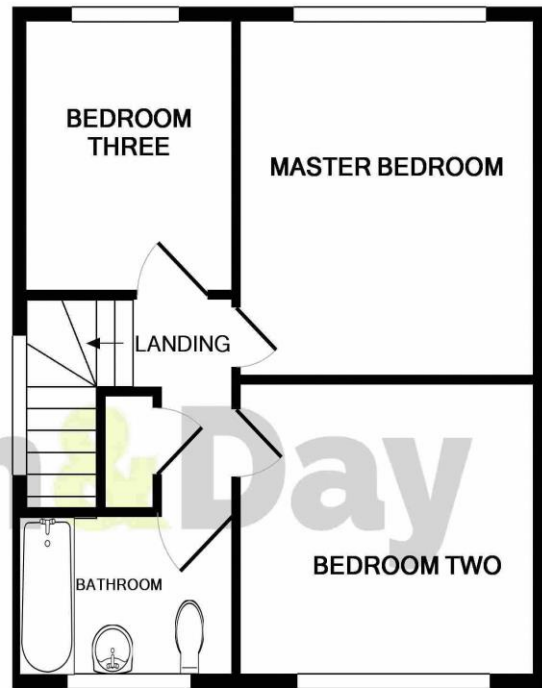
Workshop

Situated behind the garage and having a personal door to the rear garden.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	60	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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