



£240,000

🔑 TENURE: Freehold

📊 EPC RATING:

💷 COUNCIL TAX BAND: C

## Stafford

Queensville  
Stafford Staffordshire



***If you're looking for something different with bags of character then this fantastic, one of only two, bay fronted 1920's semi-detached properties in Stafford, could be the one for you!***

Situated in a very well regarded location having the popular Queens Shopping Park and Stafford Town Centre within walking distance as well as excellent nearby commuter links and amenities. Internally, the property is ready to make your own and comprises of an entrance hallway, living room, sitting/dining room, dining kitchen, utility room and a ground floor family shower room with WC. To the first floor there are three good sized bedrooms and bath/shower room. Externally, the property has a block paved driveway and a good sized and private rear garden. This property is being offered with No Onward Chain.

- 1 Of Only 2 Bay Fronted 1920's Semi Detached
- Living Room & Dining/Sitting Room
- Three Bedrooms, & Bath / Shower Room To First Floor
- Dining Kitchen & Ground Floor Shower Room
- Driveway & Good Sized Private Rear Garden
- Close To Town Centre, No Onward Chain.

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

Featuring original Minton tiled flooring, and double glazed entrance door leading through to the Entrance Hallway.

### Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation, original coving, radiator, and internal door(s) off, providing access to;

### Living Room 14' 1" x 11' 0" (4.28m x 3.35m)

Having a walk-in double glazed bay window to the front elevation, original coving & picture rail, radiator, and a coal effect gas fire set within a fire surround with matching inset & hearth.

### Dining/Sitting Room 13' 3" x 11' 9" (4.04m x 3.58m)

A second good sized reception room, having cupboard & shelving built into the chimney recess, a large wooden fire surround with a cast-iron inset & ceramic tiled hearth housing a coal effect gas fire, radiator, and two double glazed windows to two elevations.



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## **Kitchen & Dining Area** 13' 11" x 9' 6" (4.23m x 2.90m)

Fitted with a matching range of wall, base & drawer units with work surfaces over, and incorporating an inset 1.5 bowl sink with drainer & mixer tap, and appliances which include; integrated dishwasher, space for cooker with existing extractor over, and space & plumbing for further kitchen appliances. The room also benefits from having ceramic splashback tiling to the walls, tile effect laminate flooring, a double glazed window & door to the side elevation, a further double glazed window to the rear elevation, radiator, and further internal door leading through to the Utility/Inner Lobby. There is also a folding door to a useful storage cupboard.



## **Utility/Inner Lobby**

Having a fitted work surface with ceramic splashback tiling, and space beneath for a washing machine, a double glazed window to the side elevation, and further internal door leading through to the ground floor Shower Room.



## **Shower Room** 6' 11" x 5' 2" (2.10m x 1.57m)

Fitted with a suite comprising of a low-level WC, a pedestal wash hand basin, and a ceramic tiled shower cubicle housing an electric shower. The room also benefits from having ceramic splashback tiling to the walls, tile effect laminate floor, radiator, and a double glazed window to the side elevation.

## **First Floor Landing**

Having an access point to the loft space with boarding for storage, and internal door(s) off, providing access to;

## **Bedroom One** 12' 1" x 15' 0" (3.68m x 4.58m)

A spacious double bedroom featuring the original decorative cast-iron fire surround, a double glazed walk-in bay window to the front elevation, full length fitted wardrobes and a radiator.



## **Bedroom Two** 12' 0" x 9' 4" (3.67m x 2.85m)

A second double bedroom, again featuring the original decorative cast-iron fire surround, a double glazed window to the rear elevation, door to built-in cupboard, and a radiator.

## **Bedroom Three** 7' 9" x 9' 10" (2.35m x 2.99m)

A third bedroom featuring the original decorative cast-iron fire surround, radiator, and a double glazed window to the rear elevation.

## **Bathroom** 4' 10" x 6' 9" (1.48m x 2.05m)

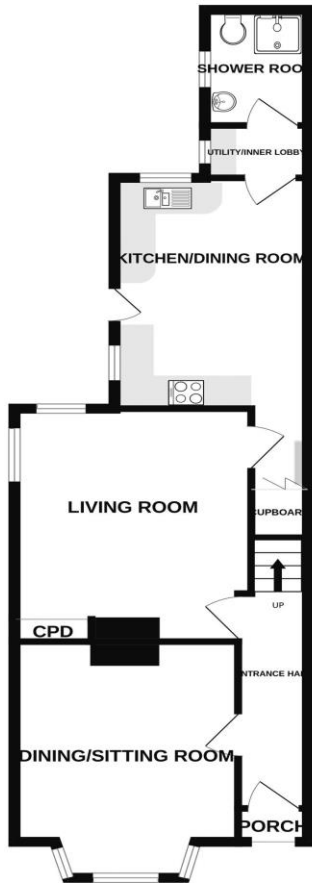
Fitted with a suite comprising of a low-level WC, a pedestal wash hand basin, electric shower and a panelled bath. The room also benefits from having ceramic splashback tiling to the walls, radiator, and a double glazed window to the side elevation.

## **Externally**

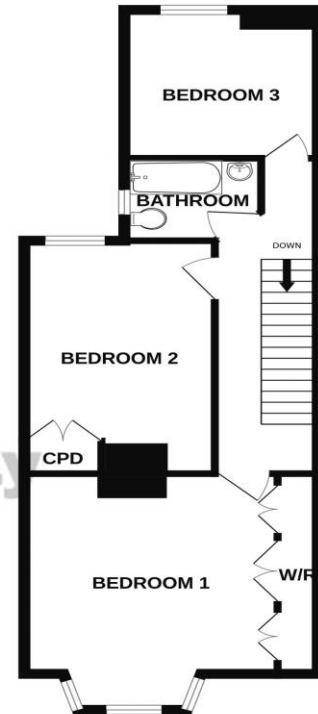
The property is approached over a block paved driveway with a decorative shale covered front garden area and block paved path which continues to the side elevation, where there is secure gated access to the private & good sized rear garden being laid mainly to lawn and featuring a substantial paved patio seating/outdoor entertaining area, three garden sheds, and a greenhouse.



GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
			83
		43	

EU energy efficient - lowest running costs  
EU energy efficient - higher running costs  
England & Wales  
EU Directive 2002/91/EC  
www.epcrea.com



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