



£240,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

Stafford

Weston Road
Stafford Staffordshire



You might feel like you're in a Weston when your dualling to secure this superb three bedroom semi-detached home, close to Stafford Town Centre and within walking distance to Stafford's County Hospital.

Internally, comprising of an entrance hallway, spacious open living room and dining room, kitchen, utility room and guest W.C. To the first floor there is a family bathroom and two double bedrooms with a third bedroom that has a staircase leading to a fully converted loft room what can be used as a useful office. Externally, the property has a driveway providing ample off road parking and a private well established rear garden. Don't miss out on this perfect opportunity to secure your next forever family home. So, get your pistol at the ready and let the dual begin!

- Three Bedroom Extended Property
- Good Size Livingroom & Dining Room
- Kitchen & Utility With Guest WC
- Three Bedrooms With A Converted Loft Room
- Driveway & Private Rear Garden
- 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

Accessed through a double glazed sliding door, having tiled flooring.

Entrance Hallway

Accessed through a double glazed entrance door, having stairs leading to the first floor landing & radiator.

Living Room 13' 3" x 11' 5" (4.03m x 3.49m)

Having gas fire set into the chimney breast with a wooden surround & matching hearth, radiator, double glazed window to front elevation.

Dining Room 11' 5" x 11' 5" (3.49m x 3.49m)

A good sized dining room, having radiator, double glazed window to rear elevation, and double glazed door to rear elevation.

Kitchen 7' 5" x 10' 0" (2.25m x 3.04m)

Fitted with a matching range of wall, base & drawer units with work surfaces over incorporating an inset stainless steel 1.5 bowl sink unit with chrome mixer tap, having undercounter space(s) for appliance(s). There is a double glazed window to rear elevation, tiled splashbacks, vinyl floor, and a double glazed door to the rear lobby.



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Rear Lobby

Giving access to Guest WC, Garage, and having a glazed sliding door to the side elevation.

Guest WC 4' 2" x 3' 2" (1.26m x 0.96m)

Fitted with a white suite comprising; low-level WC, wash hand basin with chrome mixer tap. There is vinyl flooring, wall mounted gas central heating boiler, and window to side elevation.

First Floor Landing

Giving access to three bedrooms & bathroom.

Converted Loft Space 11' 8" x 6' 2" (3.56m x 1.88m approx. measurements)

A converted loft currently being utilised as an office, having a storage cupboard on both sides of eaves, a double glazed skylight window to the rear elevation.

Bedroom One 14' 0" x 11' 7" (4.26m x 3.53m)

A double bedroom, having a large built-in wardrobe, radiator, double glazed window to front elevation.

Bedroom Two 11' 6" x 11' 5" (3.50m x 3.48m)

A second double bedroom, having a fitted wardrobe, radiator & double glazed window to rear elevation.

Bedroom Three 8' 0" x 7' 11" (2.44m x 2.41m)

Having a storage cupboard, radiator, double glazed window to front elevation, fitted wardrobe.

Bathroom 7' 6" x 7' 7" (2.29m x 2.31m)

Fitted with a white suite comprising of a walk-in shower with mains-fed shower, low-level WC, pedestal wash hand basin with chrome mixer tap. There is tiled walls, towel radiator, double glazed window to rear elevation.

Outside Front

Having a driveway providing ample off-road parking, lawned garden to side with mature shrubs, and continues to the side of the property to the Garage.

Garage 17' 11" x 7' 6" (5.47m x 2.29m)

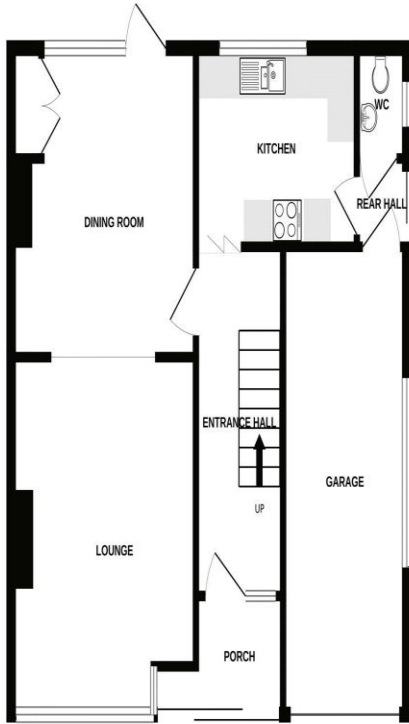
Having an up and over door, electricity, double glazed window to side elevation, and internal door to Lobby.

Outside Rear

Accessed through a metal gate giving access to the rear garden having a paved seating area & walkway leading to the rear of the garden with a further seating area. There are a variety of mature shrubs, a garden shed & greenhouse.



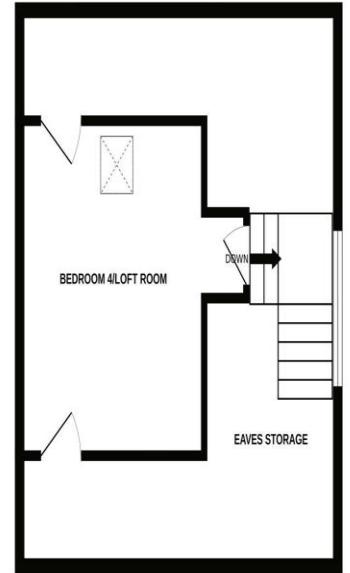
GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



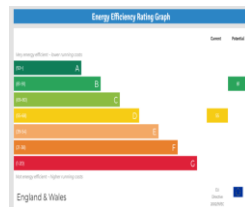
2ND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1583 sq.ft. (147.1 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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