



£180,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

## Parkside Stafford

Downfield Grove Parkside  
Stafford Staffordshire



***YOUR NEXT CHAPTER! ... this two-bedroom semi-detached bungalow is located in the desirable residential area of Parkside, being close to local schools and amenities, and offering great transport links into Stafford Town Centre and surrounding areas!***

It requires modernization but has the potential to be a beautiful, this home offers ample off-street parking to the front and a good sized garden to the rear. Let's take you inside... through from the lean-to you'll be greeted to an entrance hallway, a spacious main living room, kitchen, a well proportioned main bedroom with a second bedroom and a handy bathroom. Outside, the bungalow occupies a lovely plot with a front driveway and a rear garden. This bungalow is one you must view to hugely appreciate the potential what's on offer! So, what are you waiting for? Call us now to arrange a viewing!

- Two Bedroom Semi Detached Bungalow
- Modernisation Required Throughout
- Lounge Diner & Kitchen
- Corner Plot Ample Parking & Garage
- Walking Distance To Bus Routes & Amenities
- Offered With No Upward 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





**Lean To** 19' 0" x 8' 8" (5.78m x 2.63m)

Having double glazed door to both the front and rear elevation.

**Hall**

Having access to loft space and wood effec flooring

**Living Room** 17' 11" x 11' 11" (5.47m x 3.62m)

A spacious living room with a brick fireplace, tiled hearth and gas fire. Two radiators, double glazed window and door giving views and access to the rear garden.

**Kitchen** 8' 0" x 8' 0" (2.44m x 2.44m)

Having a range of base and eye level units and fitted work surfaces with stainless steel single bowl sink unit. Tiled walls, double glazed window to the rear elevation and double glazed door to the side lean to.

**Bedroom One** 10' 2" x 13' 9" (3.11m x 4.18m)

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



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## **Bedroom Two** 10' 2" x 11' 11" (3.11m x 3.62m)

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



## **Bathroom** 5' 7" x 7' 5" (1.70m x 2.25m)

Having a suite comprising of a panelled bath, wash hand basin in vanity unit with cupboards beneath and WC with enclosed cistern. Tiled walls, airing cupboard housing the gas boiler, radiator and secondary glazed window to the side elevation.



## **Outside - Front**

The garden is mainly laid to lawn with a paved drive providing off road parking.

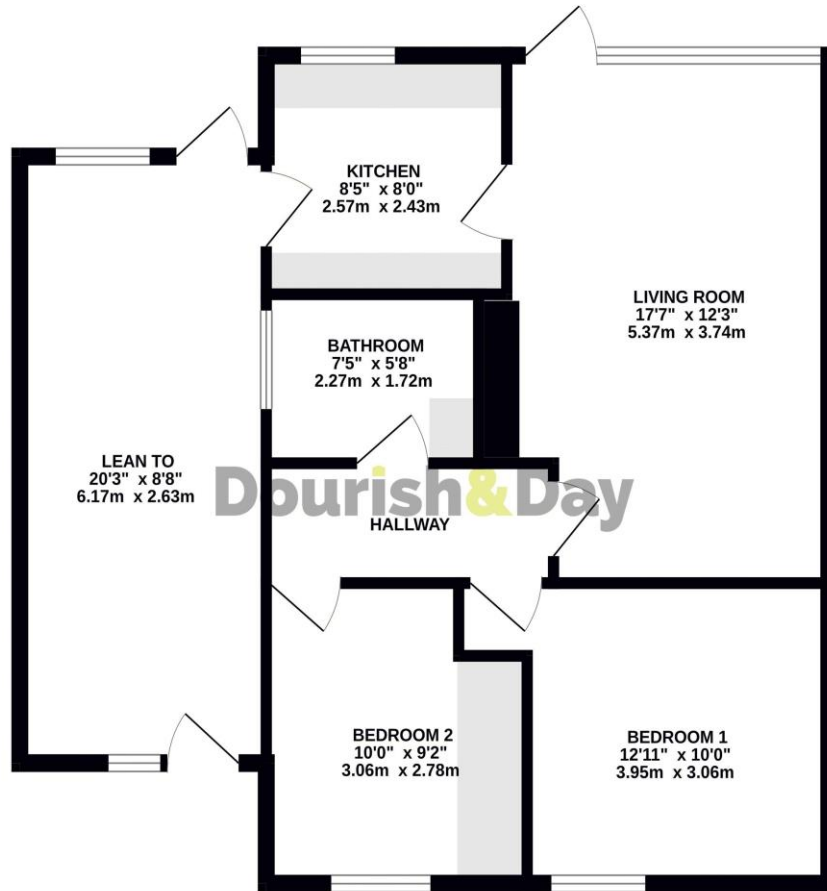
## **Outside - Rear**

There is a paved and decked area leading to a lawned garden with mature shrub beds and being enclosed by panel fencing. The two garden sheds are included in the sale.





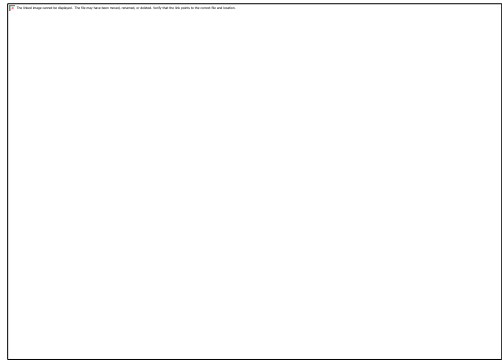
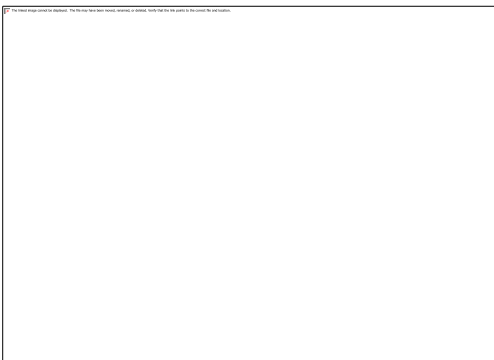
## GROUND FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.ec.europa.eu			

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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