



£230,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Stafford

Sandon Road
Stafford Staffordshire



Is it time for a change? Maybe this extended bay fronted 1930's semi-detached property could be your new home! Situated close to Stafford Town Centres' excellent array of shops, amenities and of course, the mainline intercity railway station for the daily commuter - all within walking distance. Internally, the accommodation is set over two floors and comprises of an entrance hallway, living room, open-plan sitting room, refitted open-plan dining kitchen and guest WC/utility room. Meanwhile, to the first floor there are three bedrooms and a modern refitted bathroom. Externally, the property enjoys ample off-road parking, a detached garage and a large private garden with a spacious summer house.

- Extended 1930's Semi-Detached Property
- Blocked Paved Driveway & Detached Garage
- Large Rear Garden & Summer House
- Refitted Open-Plan Dining Kitchen
- Refitted Contemporary Family Bathroom
- Convenient Location

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Storm Porch

Being accessed through a double glazed entrance door and having a further double glazed door leading to:

Entrance Hall

Having radiator, picture rail, stairs to first floor accommodation with under stairs storage cupboard.

Lounge 13' 6" x 10' 9" (4.12m x 3.28m)

Having a fire surround with granite inset and hearth and housing a coal effect electric fire, coving, radiator and double glazed walk-in bay window to the front elevation.

Open Plan Sitting Room 10' 11" x 10' 9" (3.33m x 3.28m)

A good sized open plan sitting room having stripped wood floor, radiator, built-in shelving to the recess. A large opening leads to:

Kitchen / Dining Room 11' 4" x 16' 8" (3.45m x 5.08m)

A spacious and light, open plan modern refitted dining kitchen having a range of matching contemporary style units extending to base and eye level with fitted work surfaces having an inset one and a half bowl stainless steel sink unit with chrome mixer tap. Spaces for cooker with stainless steel cooker hood over and further appliance space, integrated fridge and further integrated



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fridge freezer. Wood effect laminate floor, radiator and double glazed sliding door leading to:

Lean To 6' 6" x 10' 1" (1.97m x 3.08m)

A glazed lean to having a sliding door leading out to the large rear garden and block paved patio.

Utility / Guest WC 7' 10" x 5' 8" (2.40m x 1.73m)

Having a wall mounted gas central heating boiler, plumbing for appliances, low level WC, work surface with inset wash hand basin and mixer tap with storage units beneath, further wall mounted storage cupboards and double glazed window to the side elevation.

First Floor Landing

Having access to loft space and double glazed window to the side elevation.

Bedroom One 14' 0" x 10' 10" (4.26m x 3.31m)

A good sized main bedroom having a radiator and double glazed bay window to the front elevation.

Bedroom Two 13' 8" x 10' 10" (4.17m x 3.30m)

A second good sized double bedroom having a radiator and double glazed bay window to the rear elevation.

Bedroom Three 6' 11" x 5' 9" (2.12m x 1.74m)

Having a radiator and double glazed window to the front elevation.

Family Bathroom

Being refitted with a contemporary style suite which includes a bath with a tiled panel and mains shower over and centrally wall mounted chrome mixer tap, rectangular wash hand basin with chrome mixer tap and vanity unit beneath and enclosed dual flush low level WC. Tiled walls, down lights, chrome towel radiator and double glazed window to the rear elevation.

Outside - Front

The property has a good sized lawned front garden with well stocked beds and a block paved driveway provides ample off road parking and the drive continues to the side which leads to the detached garage with gated side access leading to the rear garden.

Detached Garage

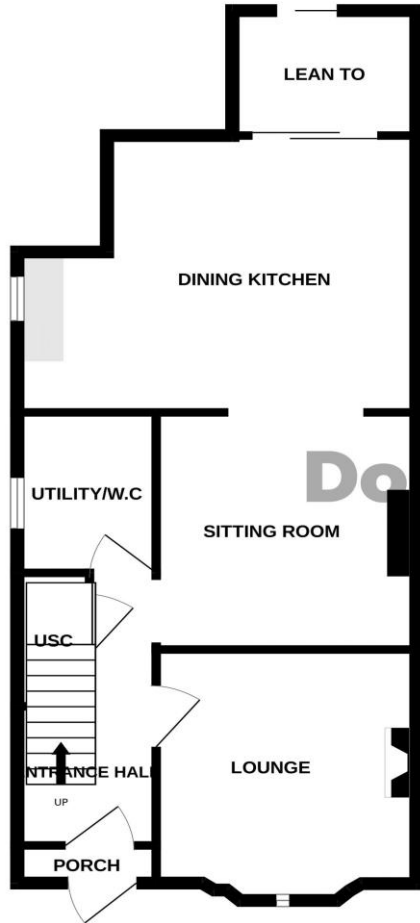
Having double doors to the front elevation.

Outside - Rear

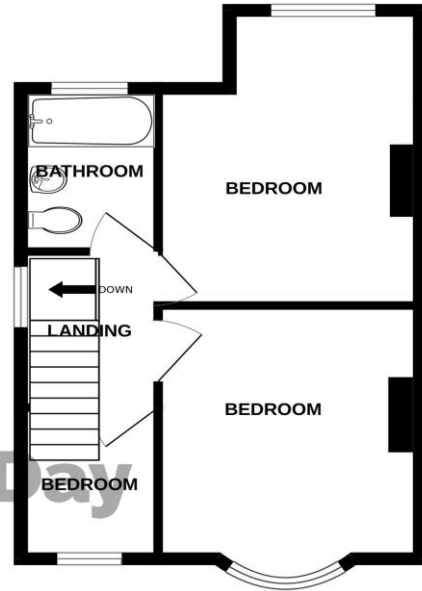
A large, well stocked garden with deep borders having a variety of plants and shrubs and including a large block paved patio area which overlooks the remainder of the garden being mainly laid to lawn and double doors lead to the **SUMMERHOUSE**.



GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



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TOTAL FLOOR AREA : 976 sq.ft. (90.7 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 - best rating code	(92+)		
A	(81-91)		85
B	(69-80)		
C	(55-68)		59
D	(39-54)		
E	(21-38)		
F	(11-20)		
G	(1-10)		
Not energy efficient - highest rating code			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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