



£195,000

🔑 TENURE: Freehold

☰ EPC RATING: D

£ COUNCIL TAX BAND: C

Parkside Stafford

Beton Way Parkside
Stafford Staffordshire

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If I was a BET ON man, I would be having a bet that this detached family house will create lots of interest and its odds on that it won't be available for long.

The home is ideally located for local facilities that are within walking distance and for commuters due to the great access onto the M6 and A34 links. Internally comprising of an entrance porch, entrance hallway, living room, and a Kitchen/Dining Room and store/utility room. To the first floor there are three bedroom and a family bathroom. Externally there is a driveway and a garage, a good sized private rear garden.

- Linked Detached Family Home
- Spacious Living Room & Dining Room
- Three Well Proportioned Bedrooms
- Garage & Store/Utility Room
- Driveway, Single Garage & Rear Garden
- Popular Location & Ideal For Commuters

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

Being accessed through a glazed door and having windows and a door leading to:

Entrance Hall

Having stairs leading to the first floor landing and radiator.

Living Room 16' 10" x 12' 2" (5.13m x 3.71m)

A spacious living room having a gas fire set within an Adams style fire surround with marble hearth, radiator, wood effect flooring and double glazed window to the front elevation.

Dining Room 7' 9" x 9' 6" (2.35m x 2.90m)

Having a wood effect flooring and leading to:

Kitchen 8' 0" x 15' 3" (2.44m x 4.65m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink unit with mixer tap. Free standing cooker, wood effect laminate floor, radiator and double glazed window and sliding patio door leading to the rear garden.



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Utility Room 7' 9" x 5' 4" (2.35m x 1.63m)

Having a range of matching units extending to base and eye level and space and plumbing for appliances.

Second Utility Room 5' 9" x 7' 2" (1.74m x 2.18m)

Having a gas central heating boiler and window and door to the rear elevation.

First Floor Landing

Having access to loft space, useful storage cupboard and double glazed window to the side elevation.

Bedroom One 12' 5" x 8' 8" (3.79m x 2.64m)

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

Bedroom Two 12' 2" x 8' 7" (3.72m x 2.62m)

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

Bedroom Three 9' 5" x 6' 5" (2.87m x 1.95m)

Having a useful storage cupboard and a double glazed window to the front elevation.

Bathroom 6' 7" x 6' 4" (2.00m x 1.93m)

Having a white suite comprising of a panelled bath with chrome mixer tap and mixer shower over, pedestal wash basin with chrome mixer tap and close coupled WC. Part tiled walls, wood effect floor, radiator and double glazed window to the rear elevation.

Outside - Front

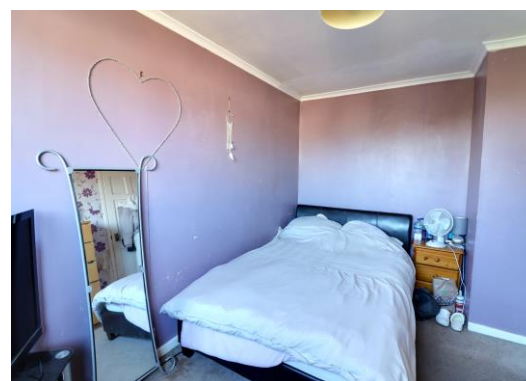
The property is approached over a driveway which provides off-road parking with a lawned front garden to the side and a paved path leading to the entrance door.

Garage 17' 1" x 8' 4" (5.21m x 2.54m)

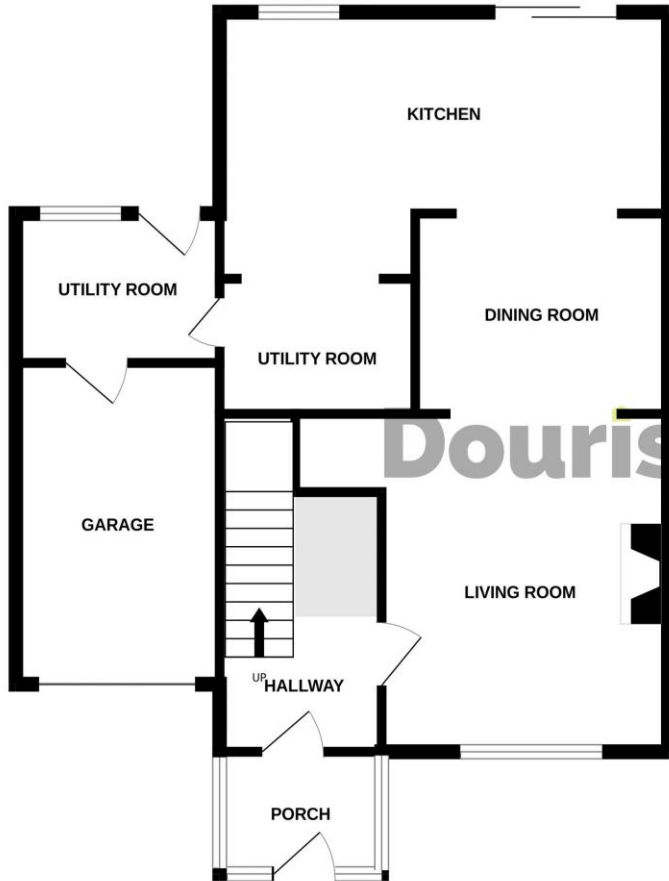
Having an up and over door to the front and power.

Outside - Rear

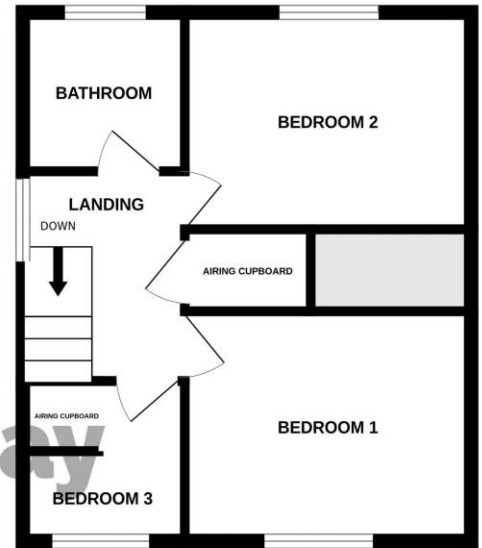
The enclosed rear garden includes a paved seating area and is mainly laid to lawn.



GROUND FLOOR



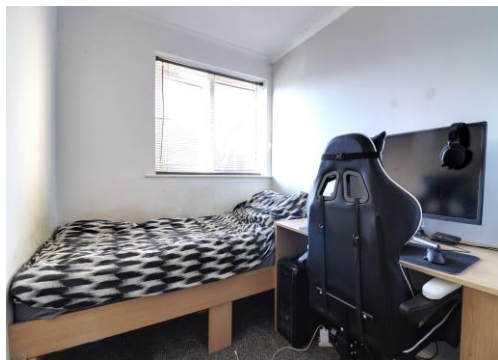
1ST FLOOR



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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
Energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(15-38)	F		
(1-14)	G		
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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