



£235,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

Beaconside Stafford

Slessor Road Beaconside
Stafford Staffordshire



Are you looking to growing your family? Then look no further than this superb three bedroom detached house which comes to the market with no onward chain!

Not only is this property situated in a great location, but it also provides a wonderful layout which consists of a entrance hall, guest WC, living room and kitchen/diner. Whilst upstairs there are three well-proportioned bedrooms with the master bedroom boasting an En-suite shower room and a additional family bathroom. Externally the property is positioned on a great plot, and driveway providing off-street parking with a garage and has a good sized rear garden.

- Modern Detached House
- Spacious Living Room
- Attractive Kitchen/Diner, Conservatory
- Three Beds, En-suite & Family Bathroom
- Spacious Rear Garden, Drive & Garage
- Close To County Hospital

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01785 223344

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Entrance Hallway

Being accessed through a double glazed entrance door, vertical radiator and stairs leading to the first floor landing.

Guest WC 5' 9" x 2' 7" (1.74m x 0.80m)

Having a white suite comprising of a wash hand basin with chrome mixer tap and close coupled WC. Tiled splashbacks, radiator and porthole style double glazed window to the front elevation.

Living Room 16' 6" x 12' 1" max (5.02m x 3.68m max)

A spacious living room having a contemporary style fire surround with hearth and an electric stove effect fire, radiator and double glazed window to the front elevation.

Kitchen & Dining Area 8' 8" x 15' 3" (2.63m x 4.64m)

Having a range of matching units extending to base and eye level and fitted work surfaces with inset one and a half bowl sink unit with chrome mixer tap. Range of integrated cooking appliances including an oven, four ring gas hob and cooker hood over. Tiled splashback, herringbone wood effect floor, double glazed door leading to the side elevation, double window to the rear elevation and double glazed sliding door leading to:



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Conservatory 9' 8" x 8' 2" (2.94m x 2.48m)

Having a dwarf brick wall construction with double glazed windows and French doors giving views and access to the rear garden.

First Floor Landing

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

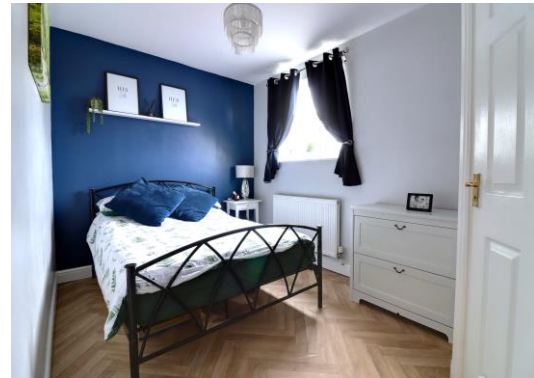
Bedroom One 8' 2" x 12' 1" (2.49m x 3.69m)

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



En-suite (Bedroom One) 4' 9" x 5' 3" (1.44m x 1.60m)

Having a white suite comprising of a tiled shower cubicle with electric shower, pedestal wash basin with chrome mixer and close coupled WC. Radiator, wood effect flooring, double glazed window to the front elevation.



Bedroom Two 11' 8" x 7' 11" (3.55m x 2.42m)

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

Bedroom Three 8' 7" x 7' 3" (2.62m x 2.22m)

Having a storage cupboard, radiator, and double glazed window to the rear elevation.



Bathroom 6' 6" x 6' 3" (1.98m x 1.90m)

Having a white suite comprising of a panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap and close coupled WC. Part tiled walls, wood effect flooring and radiator.

Outside - Front

The property is approached over a tarmac driveway providing off road parking and leading to the garage. In addition, the front garden is mainly laid to lawn.

Garage 16' 10" x 8' 1" (5.14m x 2.47m)

Having an up and over door to the front, power and door leading to the rear garden.

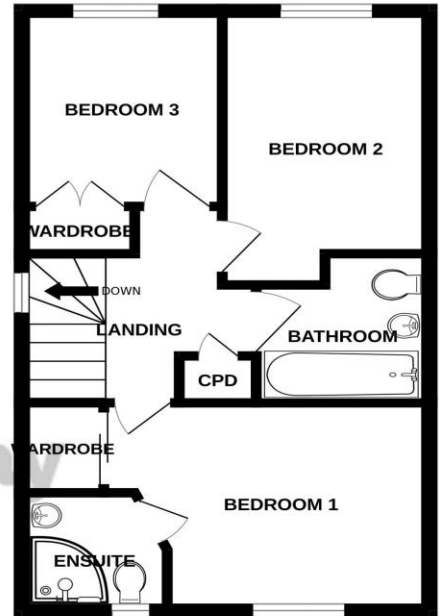
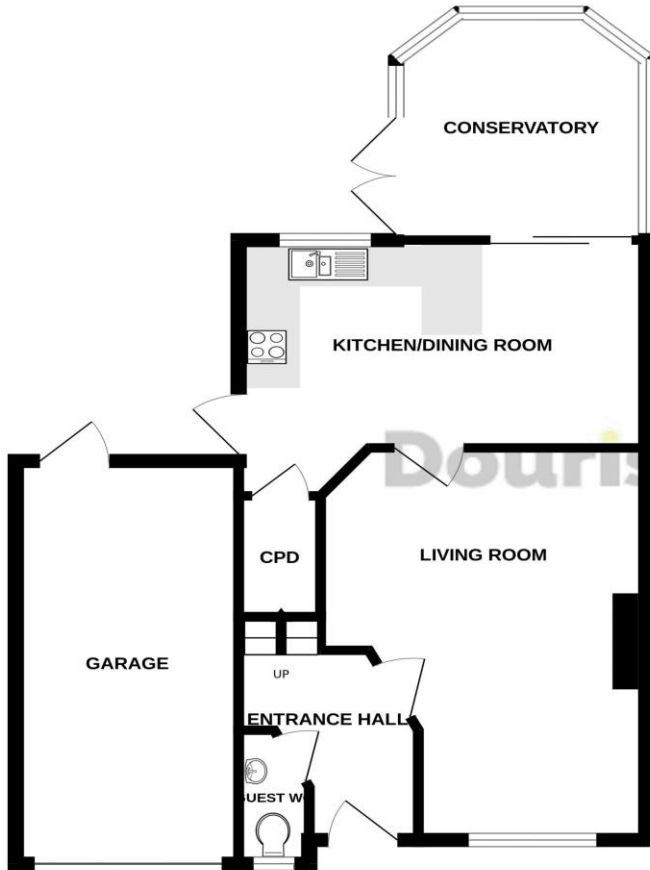
Outside - Rear

Having an extensive paved patio overlooking the remainder of the garden with an Astro turf lawn, additional decking area, raised sleeper beds with a variety of shrubs and being enclosed by panel fencing.



GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.

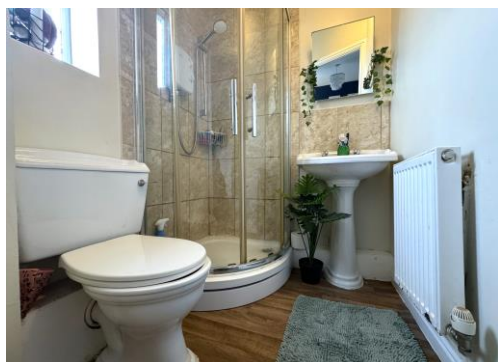


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TOTAL FLOOR AREA : 954 sq.ft. (88.7 sq.m.) approx.

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 - lowest running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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