



£215,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Holmcroft Stafford

First Avenue Holmcroft
Stafford Staffordshire



Be the frontrunner in securing this remarkable family home! This property has undergone thoughtful enhancements and offers flawlessly presented living spaces.

The interior features an entrance hallway, living room, dining room, conservatory, stylish fitted kitchen, side entry, guest WC, and utility room. Upstairs, discover the contemporary family bathroom and three bedrooms. Outside, enjoy ample parking on the block paved driveway, a landscaped rear garden featuring a decked entertaining space, and a versatile garden summer house for year-round use. Don't miss your chance to claim this exceptional property!

- Traditional Three Bedroom Semi-Detached Family Home
- Living Room, Dining Room & Conservatory
- Contemporary Fitted Kitchen
- Utility, Guest WC & Family Bathroom
- Block Paved Driveway
- Landscaped Garden & Summer House

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hall

Being accessed through a double glazed composite entrance door with wood effect flooring, radiator, stairs to the first floor with understairs cupboard.

Living Room 15' 2" into bay x 14' 0" (4.62m into bay x 4.26m)

A bright and spacious living room having a living flame gas fire wet within a elegant surround with marble effect hearth. Recessed downlights, wood effect flooring and double glazed walk-in bay window to the front elevation.

Dining Room 10' 0" x 10' 8" (3.06m x 3.24m)

Having a radiator and double glazed double doors leading to:

Conservatory 9' 3" x 11' 5" (2.83m x 3.49m)

Of dwarf brick wall construction with tiled floor, radiator, double glazed windows and double glazed French doors giving views and access to the rear garden.

Kitchen 10' 0" x 9' 11" (3.05m x 3.01m)

Having a range of contemporary matching units extending to base and eye level with under cupboard lighting and fitted work surfaces having an inset ceramic sink drainer with mixer tap. Range of integrated appliances including an oven, hob with cooker hood over and dishwasher. Recessed downlights,



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wood effect flooring, double glazed window to the rear elevation and double glazed door leading to the side elevation.

Side Entry

Having double glazed doors to both the front and rear elevations, wood effect flooring and vertical tall radiator.

Guest WC 8' 11" x 2' 3" (2.72m x 0.69m)

Having a contemporary white suite including a vanity style wash basin with mixer tap and WC. Recessed downlights, tiled floor and radiator.

Utility Room 4' 11" x 6' 11" (1.50m x 2.10m)

Having a range of matching units extending to base and eye level and fitted work surfaces with appliance space beneath. Wood effect flooring and double glazed window to the side elevation.

First Floor Landing

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

Bedroom One 10' 8" x 9' 0" (3.25m x 2.75m)

A generous sized main bedroom with built-in wardrobes to one wall, recessed downlights, radiator and double glazed window to the front elevation.

Bedroom Two 10' 2" x 11' 4" (3.10m x 3.46m)

A second double bedroom having wood effect flooring, built-in wardrobe, radiator and double glazed window to the rear elevation.

Bedroom Three 7' 6" x 9' 5" (2.29m x 2.87m)

Having a built-in wardrobe, radiator and double glazed window to the front elevation.

Family Bathroom 5' 5" x 6' 10" (1.64m x 2.09m)

Having a contemporary white suite which includes a panelled bath with multiple jets, mixer tap and electric shower over, vanity style wash basin with mixer tap and WC. Electric shaver point, recessed downlights, LED wall mounted mirror, radiator and double glazed window to the rear elevation.

Outside -Front

The property is approached over an extensive block paved driveway which provides off-road parking.

Outside - Rear

A stunning, landscaped rear garden which includes decked and paved seating areas leading to the remainder of the garden being mainly laid to lawn with a further paved area with summerhouse and garden shed.

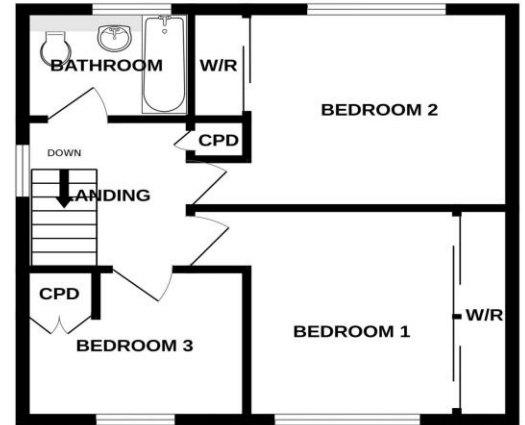
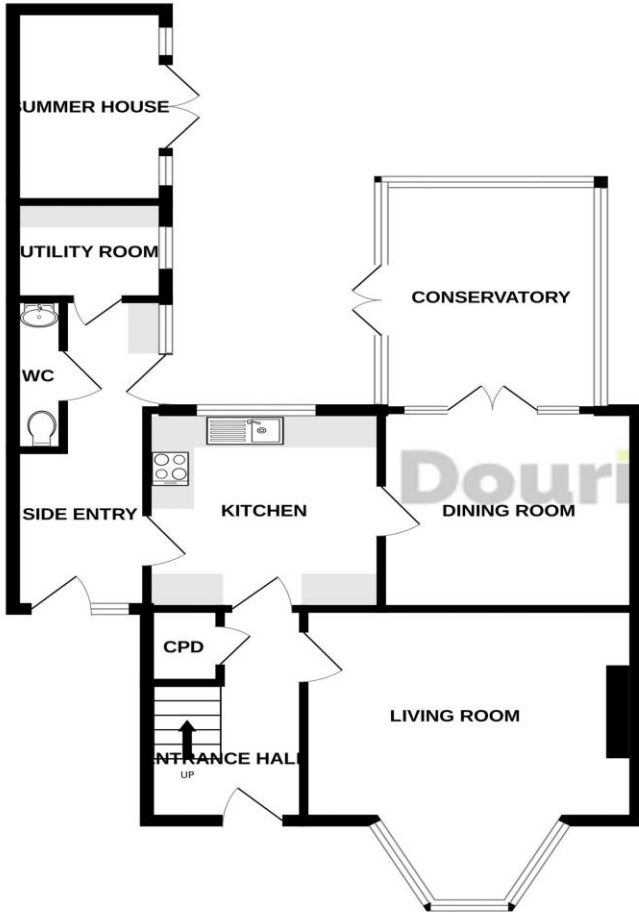
Summer House 9' 8" x 7' 0" (2.95m x 2.13m)

Accessed from the garden through double glazed double opening doors with two double glazed windows, wood effect flooring and recessed downlights.



GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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 - lower running costs			
(82+)	A		
(61-81)	B		
(39-60)	C		
(15-38)	D		
(2-34)	E		
(1-20)	F		
0	G		
		58	72
EU energy efficiency - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
www.epcrea.com			



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