



£280,000

KEY TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **C**

Silkmore Stafford

Silkmore Lane Silkmore
Stafford Staffordshire



Are you in search of your next ideal family residence? Your search ends here!

This charming three-bedroom home features a spacious living room, dining area, well-appointed kitchen, and convenient guest WC on the ground floor. Upstairs, you'll find three bedrooms and a family bathroom. With an abundance of potential, this property offers the opportunity to tailor it to your preferences and needs. Outside, enjoy a private rear garden with a neatly maintained lawn and a handy garden shed. The property boasts a generous driveway with ample off-road parking and a garage. Situated close to a retail park and just a short drive from Stafford's bustling town centre, which offers excellent amenities and easy access to the mainline train station. Contact us now to schedule your viewing appointment!

- Three Bedroom Detached Property
- Living Room With Separate Dining Room
- Good Size Kitchen With Guest WC
- Ample Off Road Parking With A Garage
- Close To Stafford Town Centre With Mainline Train Station
- No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a glazed wooden door with glazed panels to the side, and having stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage cupboard, tiled flooring, and internal door(s) off, providing access to;

Living Room 14' 4" x 11' 0" (4.37m x 3.35m)

A spacious reception room featuring a cast-iron fireplace inset within the chimney breast set on a tiled hearth, feature ceiling coving, wood flooring, a radiator, and a double glazed bay window to the front elevation.

Sitting Room 16' 3" x 11' 0" (4.96m x 3.36m)

A second spacious bright reception room, having a radiator, and a double glazed bay window to the front elevation. There is a further double glazed window to the rear elevation.

Kitchen 11' 9" x 24' 8" (3.58m x 7.53m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over which incorporates an inset stainless steel 1.5 bowl sink/drainers with chrome mixer tap, and appliances which include a large freestanding Range style electric oven with a seven ring gas hob and stainless steel extractor hood over, and having space(s) for kitchen appliance(s). There is ceramic splashback tiling to the walls, ceramic tiled flooring, a radiator, and



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two double glazed windows to the side elevation. A further glazed internal door leads through into the Lobby.

Lobby

Accessed from the kitchen, and having an internal door to the Guest WC & access to the rear elevation. There is also a single glazed window to the rear elevation.

Guest WC 2' 9" x 3' 11" (0.85m x 1.19m)

Fitted with a low-level WC, and having tiled effect flooring, and a glazed window to the side elevation.

First Floor Landing

Having an access hatch to the loft space, a built-in airing cupboard housing a wall mounted central heating boiler, and internal doors off to all three bedrooms & bathroom.

Bedroom One 12' 2" x 11' 0" (3.71m x 3.36m)

A spacious double bedroom having fitted bedroom furniture, radiator, and a double glazed window to the front elevation.

Bedroom Two 12' 2" x 10' 11" (3.71m x 3.34m)

A second double bedroom, having fitted bedroom furniture, a radiator, and a double glazed window to the front elevation.

Bedroom Three 8' 5" x 10' 10" (2.56m x 3.31m)

Having fitted bedroom furniture, a radiator, and a double glazed window to the side elevation.

Bathroom 5' 11" x 5' 7" (1.81m x 1.70m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome taps, and a panelled bath with a mains-fed shower over & screen & chrome taps. There is ceramic tiling to the walls, tiled effect flooring, a radiator, and a double glazed window to the front elevation.

Outside Front

The property sits behind, and is approached over a large wrap around driveway which provides ample off-road parking and access to the attached garage and main entrance door to the front elevation. There is a large lawned garden area to the front of the property, and gated access to the side of the property leading to the rear garden.

Garage 17' 3" x 10' 4" (5.25m x 3.14m)

Accessed through an up and over garage door to the front elevation, and having a window to the rear elevation.

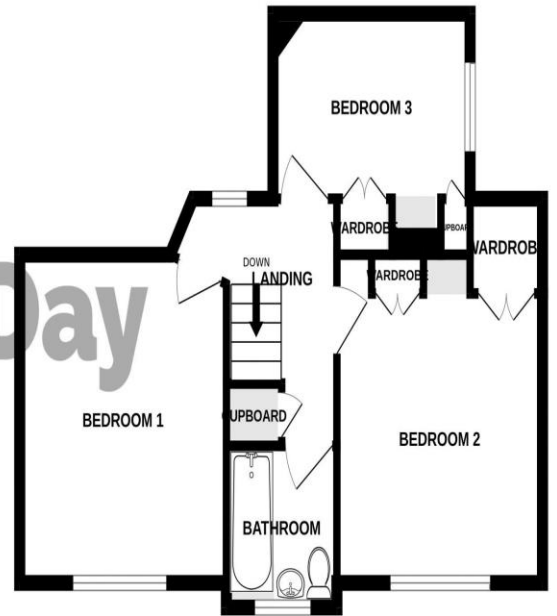
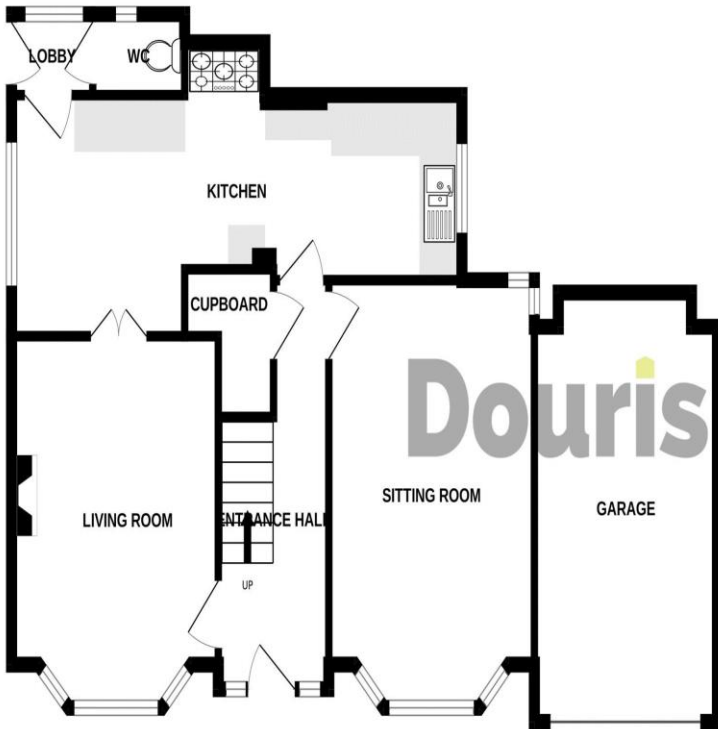
Outside Rear

A private & enclosed rear garden having a paved patio seating/outdoor entertaining area, a lawned garden area with a paved pathway / gravelled area providing access to a garden shed. To the far rear of the garden is a further pathway which provides access to an additional garden area having decorative bark covered planting area and a greenhouse.



GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Very energy efficient - higher running costs		58	76

England & Wales EU Directive 2002/91/EC
www.epcrea.com

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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