



£205,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: B

## Littleworth Stafford

Bedford Avenue Littleworth  
Stafford Staffordshire

🛏️ 3 🚿 1 🛋️ 2

*This very spacious and beautifully appointed property sits in a popular part of town and is sure to be popular at this price! The property has been modernised throughout and comprises an entrance hall, spacious living room, beautifully appointed contemporary kitchen, utility and a bathroom all to the ground floor. Upstairs there are three double bedrooms.*

Outside there is gravelled driveway providing ample parking for several vehicles. To the rear is a large private low maintenance garden with access to a single garage, the property is also a short commute to Stafford town centre which has an array of shops and a mainline train station so this property really does have it all! Book in your viewing today as this property is sure to be popular!

- Three Bedroom Semi Detached Home
- Modernised Throughout
- Spacious Living Room & Modern Kitchen
- Downstairs Bathroom & Utility
- Ample Parking, Garage & Rear Garden
- Close To Stafford Centre & Mainline Train Station

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 Hall

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

## Living Room 16' 0" x 10' 11" (4.87m x 3.32m)

Having an electric fire set within the chimney breast with a wooden fire surround and hearth. Radiator and double glazed windows to the front and rear elevations.

## Kitchen 8' 3" x 12' 10" (2.51m x 3.92m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel single bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, electric hob with a double cooker hood over. Wood effect laminate floor, radiator and double glazed window to the rear elevation.

## Utility Room 5' 10" x 4' 7" (1.78m x 1.39m)

Having a range of units extending to base and eye level and spaces for appliances. Wood effect laminate floor and double glazed window to the rear elevation.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## Rear Lobby

Having a radiator and a double glazed door leads to the rear garden

## Bathroom 8' 2" x 5' 7" (2.50m x 1.71m)

Having a white suite comprising of a panelled bath with a mixer shower over and glazed screen, wash hand basin set within a vanity unit with a cupboard beneath and close coupled W/C. Part tiled walls, wood effect laminate floor, radiator and double glazed window to the rear elevation.



## First Floor Landing

Having an airing cupboard, radiator and double glazed window to the front elevation.

## Bedroom One 8' 8" x 14' 4" max (2.64m x 4.38m max)

A double bedroom having a built-in storage cupboard housing the gas central heating boiler, radiator and double glazed window to the rear elevation.



## Bedroom Two 8' 4" x 9' 8" (2.54m x 2.94m)

Having access to loft space, radiator and double glazed window to the rear elevation.

## Bedroom Three 7' 2" x 10' 11" (2.18m x 3.33m)

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



## Outside - Front

Being approached over a stone chip drive which provides ample off-road parking, there is a decorative gravelled driveway continuing to the side with mature shrubs and beds. The driveway also leads to the entrance door and a wooden gate leads to the rear garden.

## Outside - Rear

A generous sized, low maintenance garden which includes a paved seating area overlooking the remainder of the garden including a large gravelled area. The garden shed is included in the sale. A gate at the rear of the garden leads to the rear service road and gives access to:



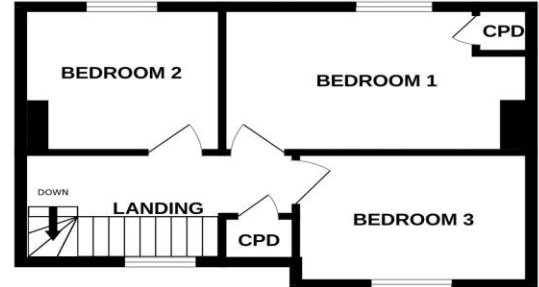
## Garage 15' 10" x 8' 4" (4.83m x 2.54m)

Having an up and over door and in addition there is a parking space for one vehicle.

GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



Dourish&Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
38-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 913 sq.ft. (84.9 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.  
Made with Metropix ©2024



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)