



£230,000

KEY TENURE: **Freehold**

EPC RATING: **C**

COUNCIL TAX BAND: **C**

Baswich Stafford

Sidmouth Avenue Baswich
Stafford Staffordshire

 **3**  **1**  **2**

If you are looking for a property in a highly desirable location to put your own stamp on, then look no further. This three-bedroom semi-detached property does require some modernisation but with a little love and attention could be a fantastic family home.

Internally, comprising entrance hall, living room, dining room and conservatory. To the first floor there are three bedrooms, and a shower room. Externally there is a block paved driveway, single garage, and a well-presented private garden to the rear of the property. These properties do not hang around so give us a call to secure your appointment today!

- Perfect For Someone Looking For A Project
- Three Bedroom Semi-Detached Family Home
- Living Room, Dining Room, Kitchen & Conservatory
- Close To Local Shops & A Short Drive To Stafford Town
- Off-Road Parking, Garage & Private Garden
- Located In An Extremely Popular Location

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

Accessed through a double glazed sliding door, providing access to;

Entrance Hallway

Entered through a double glazed door with window to the side from the entrance porch, and having stairs off, rising to the First Floor Landing & accommodation with a useful downstairs storage cupboard, a radiator, and internal door(s) off, providing access to;

Living Room & Dining Area 25' 5" x 10' 4" (7.75m x 3.15m)

A spacious reception room which features an Adams style fire surround housing a gas fire set on a marble hearth, a double glazed window to the front elevation, and in the spacious dining area there is a radiator, and a glazed sliding door leading through into the Conservatory.

Conservatory

A spacious conservatory with glazed windows providing views to the enclosed rear garden, and a glazed door providing access out to the garden.



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Kitchen 9' 6" x 16' 11" (2.89m x 5.16m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over to two sides which incorporates an inset stainless steel sink/drainer with chrome taps, and space(s) to accommodate kitchen appliance(s). There is a wall mounted gas central heating boiler, ceramic tiling to the walls, and a double glazed window to the side elevation.



First Floor Landing

Having a double glazed window to the side elevation, and internal door(s) off, providing access to;

Bedroom One 12' 9" x 9' 3" (3.89m x 2.81m)

A spacious double bedroom, featuring a full length fitted double wardrobe, and having a radiator, and double glazed window to the front elevation.

Bedroom Two 10' 10" x 9' 11" (3.31m x 3.01m)

A second double bedroom, again having a built-in wardrobe, a further built-in cupboard, radiator, and a double glazed window to the rear elevation.



Bedroom Three 9' 10" x 6' 5" (3.00m x 1.96m)

A third bedroom, again offering built-in storage, and also having a radiator, and a double glazed window to the front elevation.



Shower Room 5' 10" x 6' 4" (1.78m x 1.93m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin, and a double tiled shower cubicle with sliding screen housing an electric shower. There is ceramic tiling to the walls, wood effect flooring, a radiator, and a double glazed window to the rear elevation.

Outside Front

The property is approached over a large double width block paved driveway providing ample off-street parking and access to the attached Garage and front entrance porch, with decorative pebble raised borders to the sides.

Garage 17' 11" x 7' 10" (5.47m x 2.40m)

A single attached garage having an electrically operated garage door to the front elevation, a further glazed pedestrian door to the rear elevation providing access to/from the garden, and also benefitting from having both power & lighting installed.

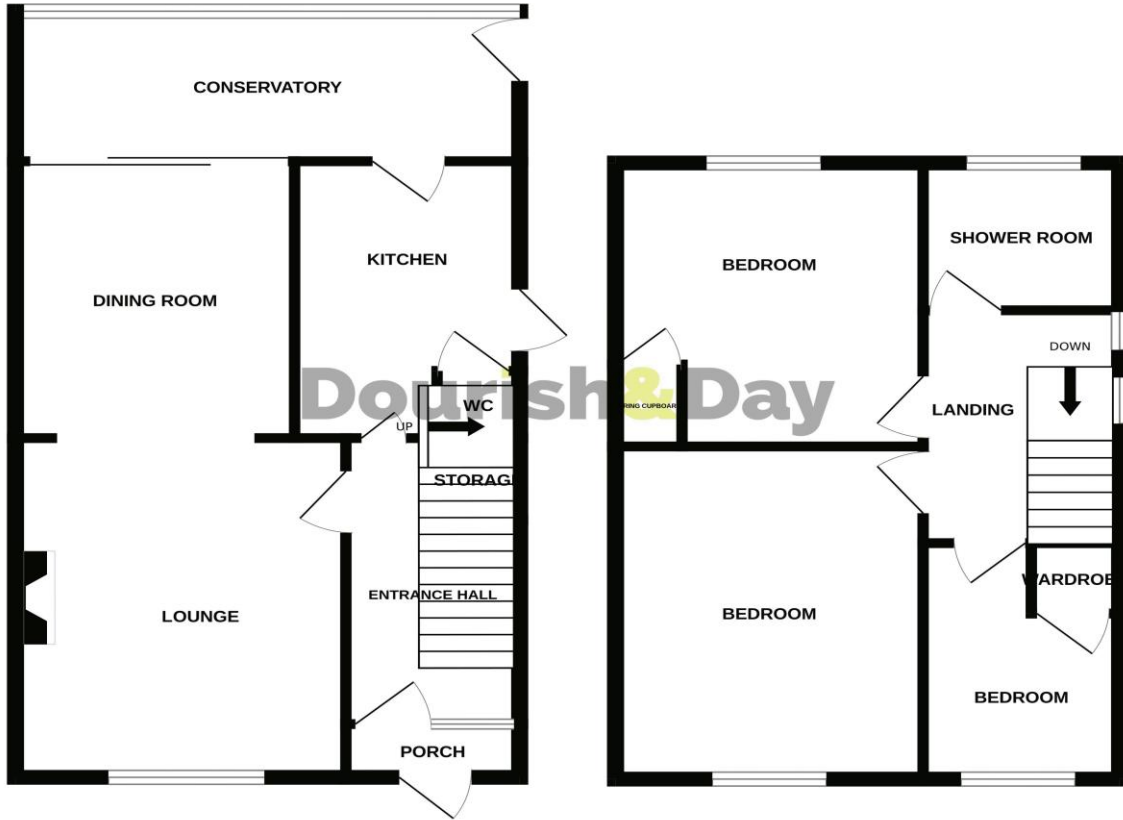
Outside Rear

An enclosed rear garden featuring a paved seating area, being mainly laid to lawn with a central paved pathway, and enclosed by panelled fencing.



GROUND FLOOR

1ST FLOOR



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	A		85
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
Less energy efficient - higher running costs	G		

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



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