



£250,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Rickerscote Stafford

Rickerscote Road Rickerscote
Stafford Staffordshire



Welcome to your future family home! Located in the highly desirable area of Rickerscote, this three bedroom home is ideal for anyone looking for the next step up or looking to downsize.

Internally comprising of a storm porch, entrance hall, living room, dining room, guest wc and a spacious extended kitchen. To the first floor you will find three bedrooms and a family bathroom. Externally the property is approached over a double width driveway providing ample off road parking. To the rear is a large private garden comprising of a paved seating area and a large lawned garden. This property is going to capture a lot of interest so give us a call today to confirm your viewing appointment.

- Three Bedroom Semi Detached Property
- Living Room & Separate Dining Room
- Good Size Extended Kitchen
- Guest WC & Bathroom
- Large Private Rear Garden
- Close To Stafford Town Centre

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

Being accessed through a glazed door with double glazed side windows, tiled floor and a glazed door leads to:

Entrance Hall

Having stairs leading to the first floor landing with understairs storage, tiled floor and vertical radiator.

Guest WC 3' 11" x 5' 3" (1.19m x 1.60m)

Having a white suite comprising of a pedestal wash basin with chrome mixer tap and close coupled WC. Tiled floor, radiator and double glazed window to the side elevation.

Living Room 16' 2" x 11' 1" (4.93m x 3.38m)

A spacious living room having a log burning stove set within the chimney recess with a timber surround and granite hearth, wood effect laminate floor, vertical radiator and double glazed window and double glazed door to the rear elevation.



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Dining Room 10' 8" x 11' 1" (3.25m x 3.38m)

A good-sized dining room having wood effect laminate floor, vertical radiator and double glazed walk-in bay window to the front elevation.

Extended Kitchen 22' 6" x 8' 11" (6.85m x 2.71m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset single bowl sink unit with chrome mixer tap. Range of built-in appliances including an oven, microwave oven, four rig gas hob with a cooker hood over, dishwasher and wine cooler. Further space for appliances, tiled floor, radiator and double glazed window and double glazed French doors leading to the rear elevation.



First Floor Landing

Having access to loft space and double glazed window to the front elevation.

Bedroom One 12' 9" x 11' 2" (3.89m x 3.40m)

Having a fitted wardrobes with sliding mirror fronted doors and with hanging rails, radiator and double glazed window to the rear elevation.



Bedroom Two 11' 4" x 10' 11" (3.46m x 3.33m)

A further double bedroom having a radiator and double glazed window to the front elevation.

Bedroom Three 7' 1" x 8' 7" (2.17m x 2.62m)

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

Family Bathroom 5' 6" x 5' 11" (1.68m x 1.81m)

Having a white suite comprising of a panelled bath with an electric shower over and chrome mixer tap, wash hand basin set within a vanity unit with chrome mixer tap and a cupboard beneath and close coupled WC. Wood effect laminate floor, radiator and double glazed window to the side elevation.



Outside - Front

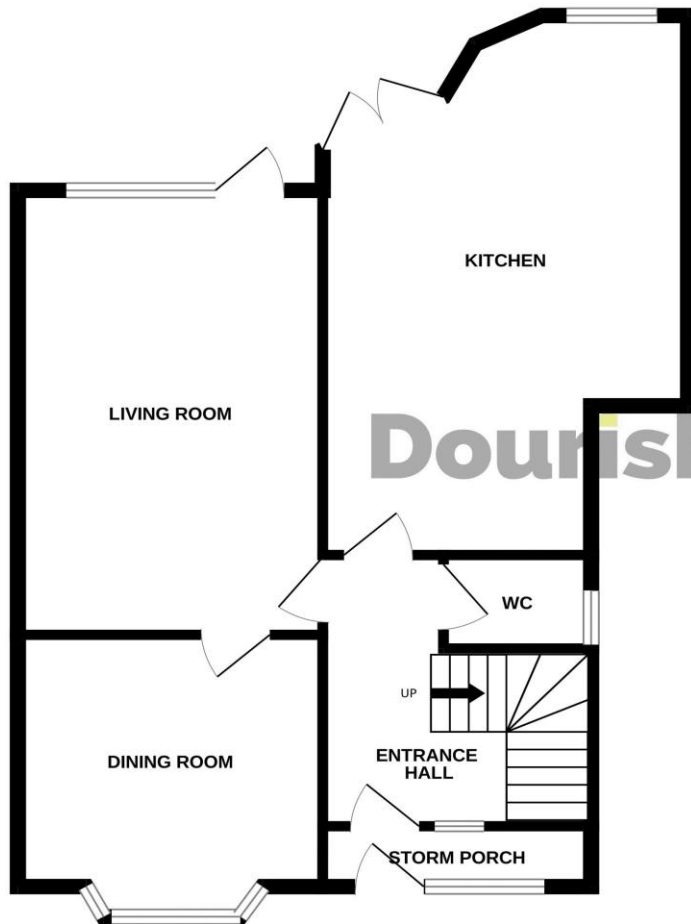
The property is approached over a large tarmac driveway which provides ample off-road parking for several cars and a timber gate leads to the rear garden.

Outside - Rear

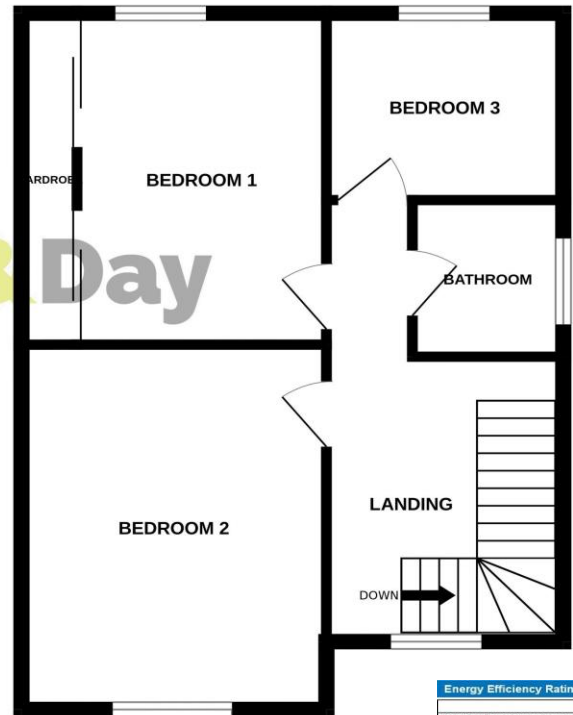
There is a gate leading to the rear garden and an additional storage area to the side. The large rear garden includes a paved seating area with steps leading down to a lawned garden which has a further paved seating area at the bottom of the garden. The garden shed is included in the sale.



GROUND FLOOR

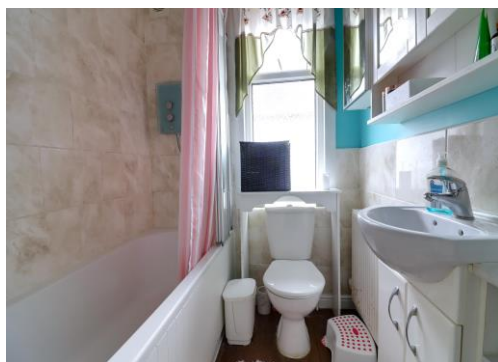


1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(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			

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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