



£205,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **B**

## Kingston Hill Stafford

Panton Close Kingston Hill  
Stafford Staffordshire



**LOOK NO FURTHER!...** This is a great example of a three bedroom mid terraced home which hosts many lovely features both inside and out, and is sure to be popular with an array of buyers. The location is likely to grab your attention too, due to its proximity local amenities, schools, hospital & Stafford Town Centre. This home stands lovely in this brilliant location, come and look for yourselves!

As soon as you step inside you are welcomed into a bright hallway which in turn leads through to the large open plan lounge/diner which provides direct access to the rear garden. Completing the ground floor accommodation is the well-designed kitchen. Whilst upstairs there are three bedrooms and a bathroom. Outside this particular home benefits from a block paved driveway a garage and a lovely rear garden. This home is likely to attract a lot of interest so to avoid missing out call us today to arrange a viewing!

- Spacious Three Bedroom Terraced Home
- Well Presented & Improved
- Kitchen & Modern Bathroom
- Extremely Popular Location
- Driveway & Garage
- Convenient For Stafford Town Centre & Hospital

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 Hallway

Accessed through a double glazed composite entrance door, having stairs off, rising to the First Floor Landing & accommodation, wood effect flooring, radiator, internal door(s) off, providing access to;

## Living Room 12' 11" x 11' 1" (3.94m x 3.37m)

A spacious reception room, having a decorative fire surround housing an inset gas fire set on a matching hearth, a useful understairs storage cupboard, wood effect flooring, radiator, and a double glazed bow window to the front elevation.

## Dining Room 8' 11" x 8' 8" (2.73m x 2.65m)

Accessed from the open-plan arrangement with the Living Room, and having wood effect flooring, radiator, and double glazed double doors providing views & access to the rear garden.



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## **Kitchen** 9' 7" x 7' 10" (2.93m x 2.39m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl stainless steel sink/drainers with chrome mixer tap. Integrated/fitted appliances include; electric oven/grill, 4-ring gas hob with extractor hood above, and space(s) to accommodate further kitchen appliance(s). There is ceramic splashback tiling to the walls, tiled effect flooring, and a double glazed window to the rear elevation.



## **First Floor Landing**

Having an access point to the loft space, a built-in airing cupboard housing a wall mounted gas central heating boiler, and internal doors off, providing access to all Bedrooms & Bathroom.

## **Bedroom One** 11' 1" x 9' 9" (3.39m x 2.97m)

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



## **Bedroom Two** 10' 6" x 10' 2" (3.20m x 3.11m)

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

## **Bedroom Three** 8' 3" x 6' 11" (2.52m x 2.10m)

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



## **Bathroom** 5' 6" x 6' 8" (1.67m x 2.04m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a panelled bath with chrome mixer tap & hand-held shower attachment over. There are tiled walls, a chrome towel radiator, and double glazed window to the rear elevation.

## **Outside Front**

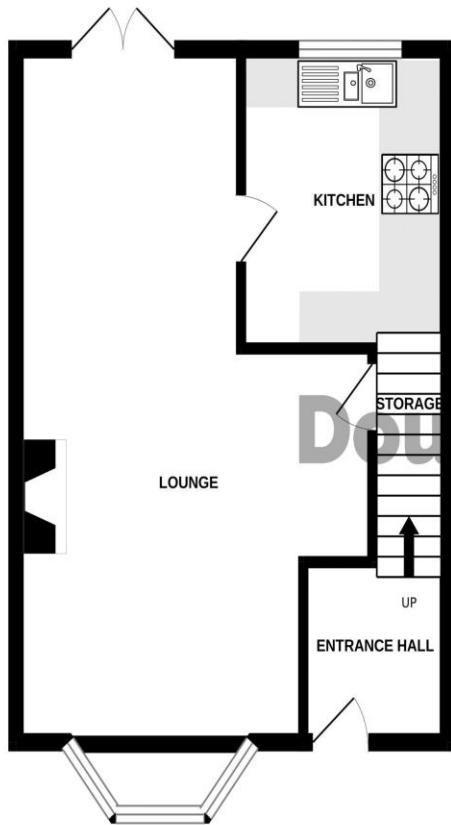
The property is approached over a double width block paved driveway which provides ample off-road parking and access to the main entrance door.

## **Outside Rear**

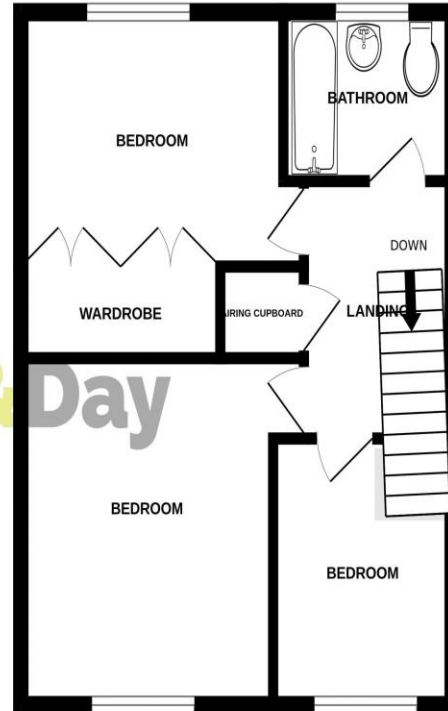
A multi-level rear garden, having a cuit Indian stone paved seating/outdoor entertaining area, a variety of planting beds and steps rising to a lawned garden area where there is a further seating area at the far rear of the garden & wooden gate access to the bins.



GROUND FLOOR



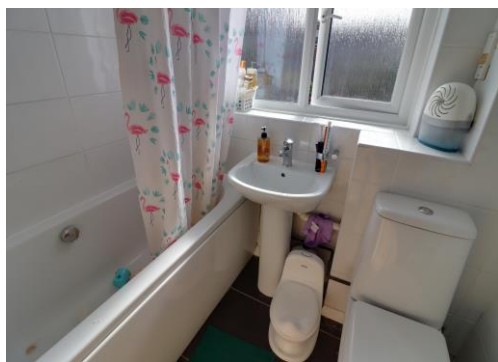
1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		77
(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			



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