



£250,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

Stafford

Salisbury Road
Stafford Staffordshire



An extended two bedroom semi-detached bungalow, situated in a desirable cu-de-sac, on a large plot with ample off road parking and a detached garage, close to Stafford Town Centre's comprehensive range of shops and amenities.

This fantastic bungalow is ready to make your own and comprises of an entrance hallway, good sized lounge diner, kitchen, utility room, sitting room, two bedrooms with the potential of a third bedroom that can be formed by reinstating the wall between the lounge and diner and a shower room. There are UPVC external windows and doors throughout. Externally, the property enjoys ample off road parking, garage and a good sized private rear garden. This property is being offered with no upward chain. So don't delay and call us to book in your viewing appointment today.

- Extended Two Bedroom Bungalow
- Large Private Garden
- Ample Parking & Detached Garage
- Desirable & Convenient Cul-de-Sac
- Close To Stafford's County Hospital & Town Centre
- No Onward Chain

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 entrance door, having an access point to the loft space, a radiator, and internal doors off, providing access to;

Living Room & Dining Space 21' 2" x 12' 1" (6.45m x 3.69m)

A spacious reception room featuring an Adams style fire surround with marble effect inset & hearth housing a gas fire. There is a double glazed window to the front elevation, space to accommodate a dining table & chairs within the dining area, a radiator, and a further glazed double doors to sitting room.

Sitting Room 6' 8" x 11' 5" (2.02m x 3.49m)

A versatile room, having a double glazed sliding door to the rear elevation, and a further glazed sliding door leading into the Utility Room.

Kitchen 8' 2" x 6' 4" (2.49m x 1.93m)

Fitted with a matching range of wall, base & drawer units with work surfaces over incorporating an inset single bowl sink/drainers with chrome mixer tap and space for cooker. There is ceramic splashback tiling to the walls, vinyl flooring, radiator, a double glazed window to the side elevation & glazed door leading into the Utility Room.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Utility Room 6' 8" x 6' 10" (2.02m x 2.09m)

Having base units with under-counter space for plumbed appliance(s) & space for fridge/freezer. There is ceramic tiled flooring, a double glazed window to the rear elevation & double glazed door to the rear elevation.

Bedroom One 14' 1" x 11' 3" (4.28m x 3.43m)

A good sized double bedroom, having a double glazed bay window to the front elevation & radiator.

Bedroom Two 8' 10" x 7' 11" (2.69m x 2.42m)

Having double fitted wardrobes, a built-in cupboard housing a wall mounted gas central heating boiler, a double glazed window to the side elevation & radiator.

Shower Room 6' 0" x 7' 9" (1.84m x 2.37m)

Fitted with a white suite comprising of a screened shower cubicle housing an electric shower, a vanity style wash hand basin set into top with chrome mixer tap & storage beneath, and a low-level WC. There is part-ceramic tiled walls, a chrome towel radiator, and a double glazed window to the side elevation.

Outside Front

The property is approached over a tarmac driveway providing off-street parking and continuing to the side of the property to provide access to the main entrance door & Garage. To the side of the driveway, the property sits behind a decorative gravelled low-maintenance garden which features a variety of mature plants & shrubs.

Garage 20' 4" x 10' 2" (6.19m x 3.09m)

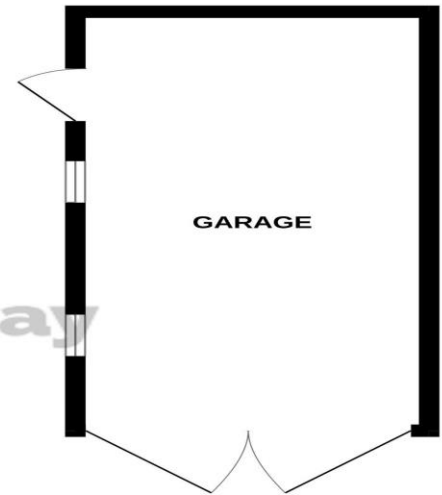
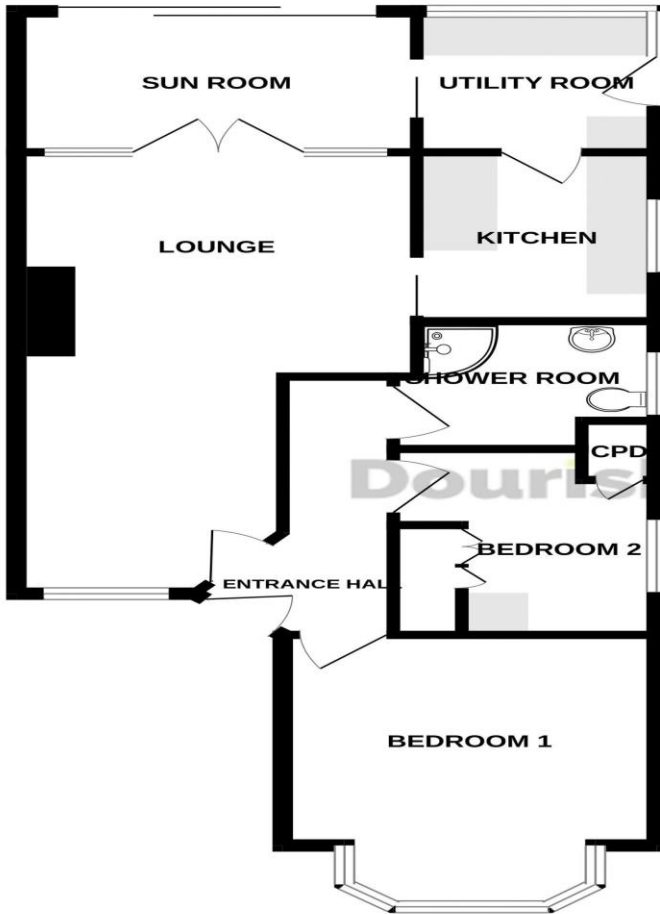
A single garage having double timber garage doors to the front elevation, a door & window to the rear elevation providing pedestrian access to/from the rear garden, and benefiting from having power & lighting.

Outside Rear

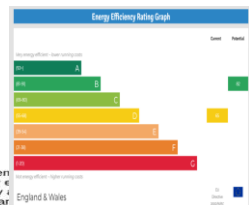
A large private rear garden which is laid mainly to lawn with a stone paved seating area, low maintenance decorative gravelled borders with a variety of mature trees, plants & shrubs, a metal gate providing access to/from the front elevation, and is enclosed by panelled fencing.



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



Dourish & Day



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a 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