



£310,000

KEY TENURE: **Freehold**

EPC RATING: **E**

COUNCIL TAX BAND: **C**

Hillcroft Park Stafford

Winsford Crescent Hillcroft Park
Stafford Staffordshire



ALL THAT'S MISSING IS YOU!.....Tired of looking at properties and thinking that you're going to have put the hands in your pocket on day one for immediate improvements? We've got the perfect solution for you with this extended semi-detached family home that has been lovingly improved throughout.

Located in this highly sought-after area being within the catchment for Walton High school, this is a perfect family home with accommodation consisting of an, living room, snug/sitting room, kitchen, dining room and a ground floor shower room. Whilst upstairs you will find a contemporary family bathroom, three well-proportioned bedrooms. Meanwhile, outside this home features a beautifully maintained rear garden with a hot tub area, detached garage and a concrete printed driveway. Don't hang around in arranging a viewing on this home - it's not going to be on our shelf for long!!

- Deceptively Spacious Semi-Detached
- Superbly Appointed Family Home
- Three Bedrooms & Three Receptions
- Private Well-Maintained Gardens
- Walton High School Catchment Area
- Detached Garage & Low Maintenance Driveway

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

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01785 223344

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Entrance Hallway

Approached through a double glazed composite front entrance door, and having two double glazed windows to the side elevation, a further double glazed window to the front elevation, and an internal glazed door leading-in to the Living Room.

Living Room 16' 7" x 13' 8" (5.05m x 4.16m)

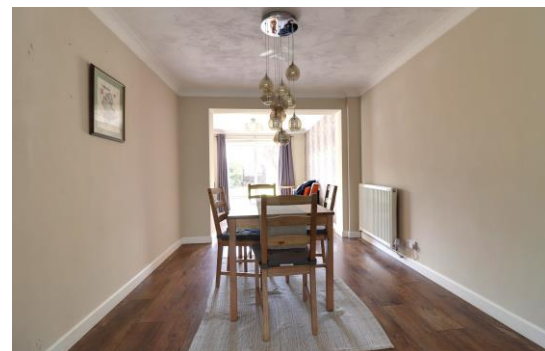
A spacious and bright reception room featuring a wood burning fire set within a brick fire surround having a timber mantle over, coving to the ceiling, two radiators, laminate flooring, stairs off to the first floor landing and accommodation with a useful understairs storage cupboard beneath, an internal glazed door leading-in to the Kitchen, internal French doors leading-in to the Dining Room, and a double glazed bow window to the front elevation.

Dining Room 11' 5" x 8' 10" (3.49m x 2.69m)

Having laminate flooring, coving to the ceiling, a radiator, and an open-plan arrangement leading through to the Sitting Room.

Sitting Room 9' 11" x 9' 6" (3.01m x 2.89m)

Having a radiator, an open-plan arrangement leading through to the Kitchen, laminate flooring, coving to the ceiling, and double glazed sliding patio doors leading out on to the adjacent patio area.



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Kitchen 14' 6" x 7' 5" (4.42m x 2.26m)

Featuring a refitted contemporary style range of wall, base, and drawer units with work surfaces over and incorporating an inset sink with drainer and chrome mixer tap with upstand splashback above. There is space to accommodate a range style cooker having a glass splashback and stainless steel hood over, and further spaces to accommodate a number of kitchen appliances. There is a recently installed wall mounted gas central heating combination boiler, tile effect laminate flooring, a double glazed window and door to the side elevation and an internal door leading-in to the Shower Room.



Shower Room (Ground Floor) 6' 7" x 5' 6" (2.01m x 1.68m)

A modern shower room having a fully tiled walk-in shower cubicle housing an electric shower, a low-level dual-flush WC, and a vanity style wash hand basin with chrome mixer tap and storage cupboards beneath. There is wooden panelling to the walls, tiling to the floor, a radiator, and a double glazed window to the rear elevation.



First Floor Landing

Having a double glazed window to the side elevation, access to the loft space, and internal doors leading to all three Bedrooms and the Family Bathroom.

Bedroom One 13' 2" x 9' 11" (4.01m x 3.01m)

Having laminate flooring, coving to the ceiling, a radiator, and a double glazed window to the front elevation.

Bedroom Two 11' 7" x 9' 11" (3.53m x 3.01m)

Having laminate flooring, a useful storage cupboard, radiator, and a double glazed window to the rear elevation.

Bedroom Three 10' 6" x 6' 5" (3.20m x 1.96m)

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



Family Bathroom 7' 11" x 6' 5" (2.42m x 1.95m)

Fitted with a contemporary white suite comprising of a low-level, dual-flush WC, a vanity style wash hand basin with chrome mixer tap and cupboard beneath, and a panelled bath. There is part-tiling to the walls, laminate flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

Outside Front

The property sits behind a lawned front garden to the side and a large block paved effect concrete driveway providing ample off-road parking and access to the front and side of the property.

Outside Side

Approached via gated access via a recessed bin store area with Trellis defining an area with a electrically operated hot tub benefitting from having a Pergola over. The concrete block paving from the front continues to the side and provides access to the detached garage & rear garden.



Garage 21' 1" x 9' 1" (6.43m x 2.77m)

Having an up and over vehicular access door to the front elevation, a window and pedestrian access door to the side elevation. The garage also benefits from having both power points and lighting installed.

Outside Rear

Featuring a concrete block-paved effect patio seating area, a well maintained lawn area with a variety of flowerbeds, plants & shrubs, and there is also a useful external outdoor electrical socket.

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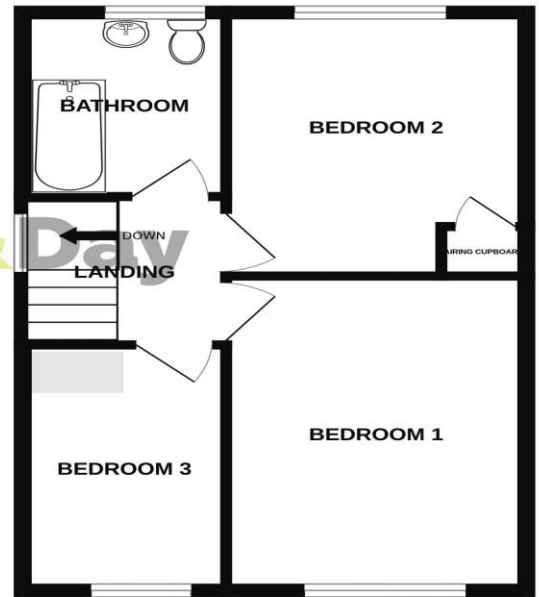
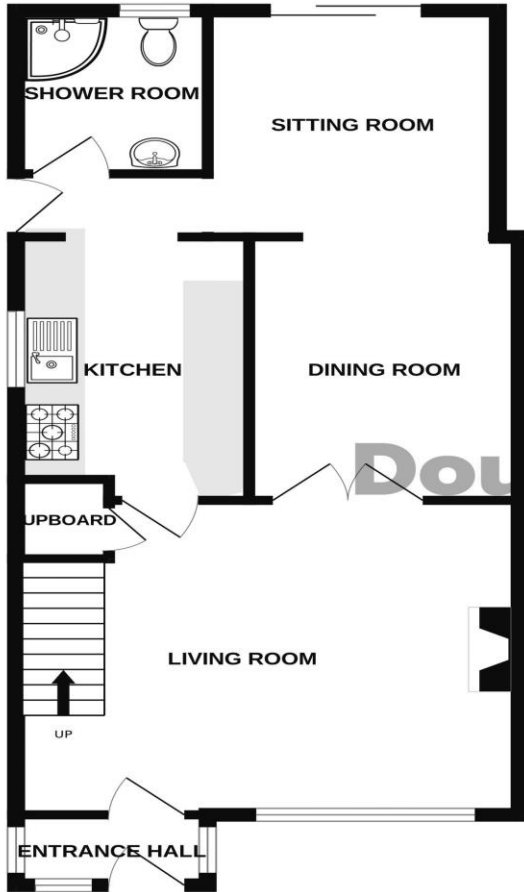
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GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - Great rating (82+)			
A	(81-81)		83
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)	51	
F	(15-28)		
G	(1-14)		
Not energy efficient - Higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epra.co.uk	

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



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