



£190,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: A

## Silkmore Stafford

Silkmore Lane Silkmore  
Stafford Staffordshire



**Attention, first-time buyers and downsizers! Prepare to be captivated by this enticing opportunity to claim your perfect starter home. Boasting modern elegance throughout, this property is a haven of contemporary living, adorned with beautiful oak doors that add a touch of sophistication to every room.**

Step inside to discover an inviting entrance hall leading to a cozy living room and a stylish breakfast/kitchen. Ascend to the first floor to find three generously sized bedrooms along with a family bathroom. Outside, the property beckons with a welcoming driveway and a private rear garden—ideal for outdoor gatherings and relaxation under the sun. Conveniently located close to local shops and just a short drive from Stafford's vibrant town centre, with its array of amenities and mainline train station, this home offers the perfect blend of tranquillity and accessibility. Don't let this opportunity slip away—act now and call us today to schedule your viewing appointment.

- Three Bedroom Semi Detached Property
- Well Presented Throughout
- Living Room & Contemporary Kitchen/Breakfast
- Driveway & Private Rear Garden
- Close To Stafford's Town Centre & Mainline Station
- Ideal For First Time Buyers

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 Hall

Being accessed through a double glazed composite entrance door with stairs leading to the first floor landing. Radiator, wood effect Karndean floor and double glazed window to the side elevation and a further double glazed composite door leading to the side elevation.

## Living Room 12' 4" x 14' 3" (3.75m x 4.34m)

Having a gas fire set on a marble hearth with an oak surround, wood effect Karndean floor and double glazed walk-in bay window to the front elevation.

## Dining Kitchen 10' 8" x 20' 4" (3.26m x 6.19m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel single bowl sink unit with chrome mixer tap. Range of integrated appliances including a double oven, microwave oven five ring gas hob with cooker hood over and fridge/freezer. Feature kitchen island with oak top, tiled splashbacks, wood effect Karndean floor, radiator and two double glazed windows to the rear elevation.

## First Floor Landing

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



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## **Bedroom One** 10' 8" x 13' 11" (3.26m x 4.23m)

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

## **Bedroom Two** 10' 11" x 11' 0" (3.33m x 3.36m)

A second double bedroom having a built-in storage cupboard and further over-head storage cupboard, radiator and double glazed window to the front elevation.

## **Bedroom Three** 7' 9" x 8' 11" (2.36m x 2.73m)

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

## **Family Bathroom** 7' 6" x 6' 2" (2.29m x 1.87m)

Having a white suite comprising of a panelled bath with an electric shower over, pedestal wash basin with chrome mixer tap and low level WC. Tiled walls, chrome towel radiator, cushion vinyl flooring and double glazed window to the rear elevation.

## **Outside - Front**

The property is approached over a driveway which provides off-road parking with a lawned area to the side. The driveway leads to the main entrance door and a wooden gate leads to the rear of the property.

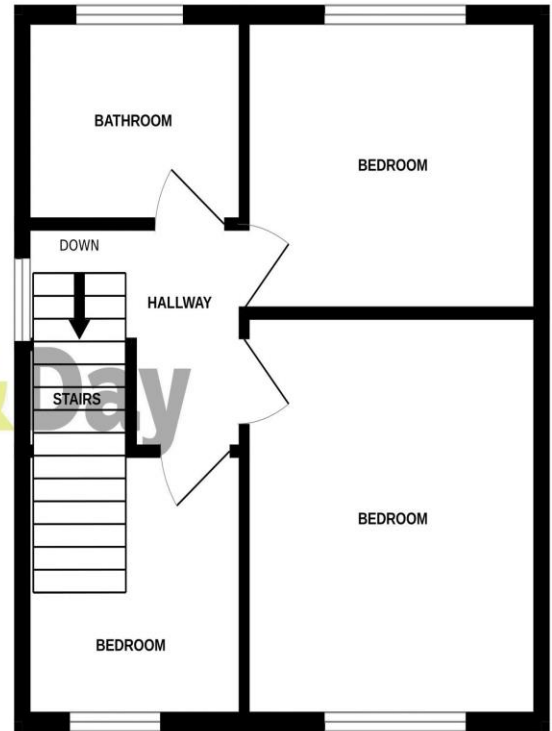
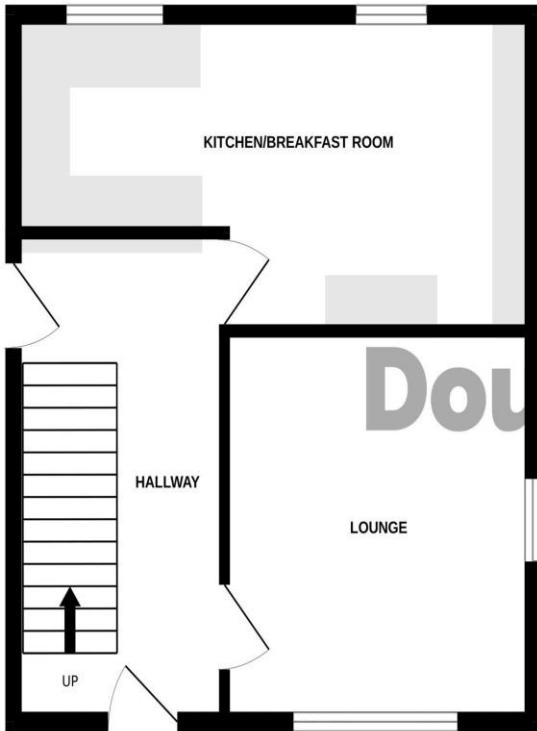
## **Outside - Rear**

There are useful outhouses providing an additional storage area and the garden includes an Astro turf seating area, a low level decorative wall and leads onto the large lawned garden which is enclosed by panel fencing.



GROUND FLOOR

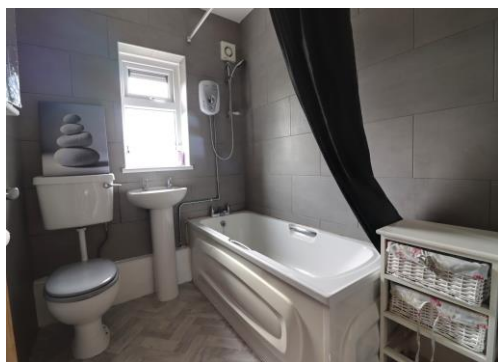
1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
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			11

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