



Gnosall Stafford

Anchor Way Gnosall
Stafford Staffordshire

£175,000

Calling all first Time buyers and investors, all aboard! with no further ado, let's walk the proverbial plank and dive into the the property market, so batten down the hatches and drop anchor in Gnosall, a highly desirable Village having schooling, excellent amenities, shops, public house and great commuter links, so don't find yourself high and dry, call Dourish & Day today to arrange your viewing on this two bedroom semi detached home. Internally comprising of an entrance porch, living room, refitted shaker style breakfast kitchen, two bedrooms and a refitted white suite bathroom. Externally the property continues to impress having off road parking for several vehicles, garden to the front and a good sized rear garden with paved seating area. Offered with No Upward Chain!

- Two Bedroom Semi Detached Property
- Ample Off Road Parking & Good Sized Rear Garden
- Living Room & Refitted Breakfast Kitchen
- Refitted Bathroom & Double Glazing
- Desirable Village, Close To Shops & Amenities
- Ideal For First Time Buyers & Investors

Arrange a viewing...

01785 223344

hello@dourishandday.co.uk

Dourish & Day

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09



Entrance Porch

Approached through a double glazed entrance door, having dual aspect double glazed windows, and a wood panelled door to Lounge.

Lounge 11' 10" x 11' 9" (3.60m x 3.59m)

Having a fire surround with granite inset & hearth, wood effect laminate flooring, a radiator, coving, and double glazed window to the front elevation. There is a turned staircase rising to the first floor landing & accommodation, and a further internal wood panelled door to Breakfast/Kitchen.

Breakfast Kitchen 10' 6" x 11' 11" (3.19m x 3.64m)

A good sized kitchen featuring a modern shaker style fitted kitchen with a range of wall, base & drawer units with work surfaces over and incorporating an inset composite sink with drainer & contemporary style mixer tap. There is a stainless steel extractor canopy, and spaces available for kitchen appliances. In addition, there is ceramic bevelled edge splashback tiling to the walls, ceramic tiling to the floor, radiator, a double glazed window & door to the rear elevation, opening on to a paved seating area.



Arrange a viewing...

01785 223344

hello@dourishandday.co.uk

Dourish & Day

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09

First Floor Landing

Having an access hatch to the loft space, a radiator, and a double glazed window to the side elevation.

Bedroom One 11' 10" x 9' 3" (3.60m x 2.83m)

A double room having fitted wardrobes, an over stairs cupboard housing a modern Worcester wall mounted gas central heating boiler, radiator, and a large double glazed picture window to the front elevation.

Bedroom Two 10' 10" x 6' 8" (3.31m x 2.02m)

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

Bathroom

Fitted with a modern contemporary style suite comprising of a panelled bath with chrome taps & electric shower over, a pedestal wash hand basin with chrome mixer tap, and a low-level WC. There is splashback tiling to the walls, radiator, and a double glazed window to the rear elevation.

Externally

The property sits behind a lawned front garden area, and is approached via a driveway, which continues to the side, and provides ample off-road parking. There is an opening leading to the good sized rear garden which is laid mainly to lawn, and having a paved patio seating area & garden shed.



Arrange a viewing...

01785 223344

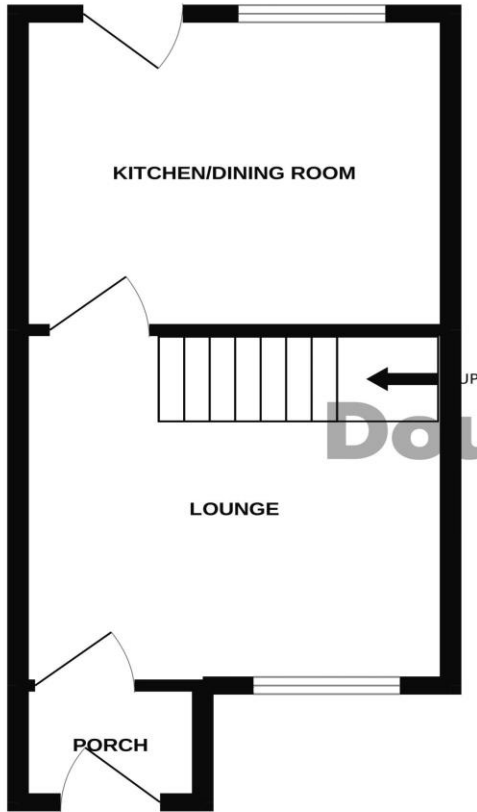
hello@dourishandday.co.uk

Dourish & Day

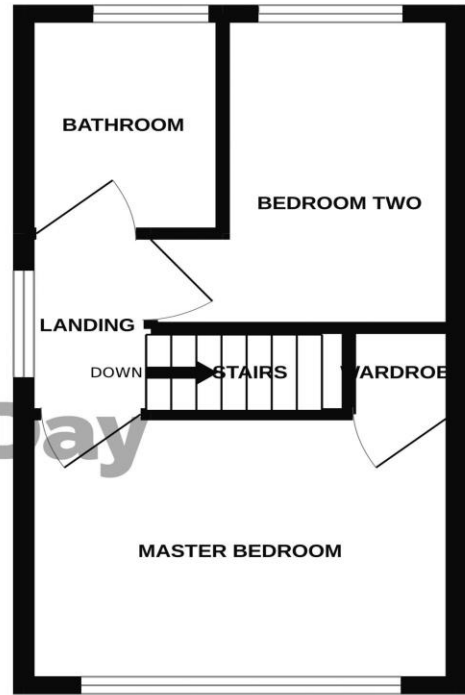
14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09

GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(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, Scotland & Wales			EU Directive 2002/91/EC

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 ©2022



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.

Arrange a viewing...

01785 223344

hello@dourishandday.co.uk

Dourish & Day
14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09