



£300,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

## Weeping Cross Stafford

Porlock Avenue Weeping Cross  
Stafford Staffordshire

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**ONTO THE NEXT CHAPTER!... This spacious and inviting three bedroom, semi-detached home is situated in an highly desirable location close to well-regarded schooling, shops and amenities. This beautifully appointed property has been well maintained with neutral decor throughout making it ready for you to add your own furnishings!**

Internally the home comprises an entrance hallway, guest WC, lounge, dining room, conservatory, utility and kitchen. Heading upstairs you will find the three well-proportioned bedrooms and the bathroom. Externally there is a block paved driveway, garage store, and a beautifully maintained and private rear garden. Properties like these don't often stay on the market for long so, don't miss out on this perfect family home and call us today to arrange you're viewing appointment.

- Three Bedroom Semi Detached Family Home
- Beautifully Presented Throughout
- Living Room & Good Size Conservatory
- Large Kitchen & Dining Room
- Driveway & Large Private Rear Garden
- Located In A Highly Desirable Area.

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hall

Being accessed through a double glazed entrance door with stairs leading to the first floor landing with understairs storage cupboard, wood effect laminate floor and radiator.

## Guest WC 5' 11" x 4' 0" (1.81m x 1.21m)

Having a white suite comprising of a wash hand basin set in a vanity unit with a cupboard beneath and a chrome mixer tap and a WC with enclosed cistern. Towel radiator, wood effect laminate floor and recessed downlights.

## Living Room 13' 5" x 11' 5" (4.09m x 3.49m)

Having a multi fuel stove set on a slate hearth, wood effect laminate floor, radiator and double glazed bow window to the front elevation.

## Breakfast Kitchen 10' 9" x 18' 1" (3.28m x 5.50m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset single bowl sink unit with mixer tap. Range of integrated appliances including a double oven, four ring gas hob and cooker hood over. Further appliance space, breakfast bar, wood effect laminate floor, radiator and



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double glazed window to the rear elevation. Double glazed sliding door leads to:

**Conservatory** 9' 1" x 9' 5" (2.76m x 2.86m)

Of dwarf brick wall construction with tiled floor, radiator, double glazed windows and double glazed doors giving views and access to the rear garden.

**Dining Room** 16' 0" x 7' 9" (4.87m x 2.37m)

A spacious dining room having wood effect laminate floor, radiator and double glazed window to the rear elevation.

**Utility Room** 4' 7" x 7' 3" (1.39m x 2.20m)

Having spaces for appliances and tiled floor.

**First Floor Landing**

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

**Bedroom One** 13' 3" x 10' 8" (4.05m x 3.24m)

A spacious main bedroom having a radiator and double glazed window to the front elevation.

**Bedroom Two** 11' 1" x 10' 7" (3.39m x 3.23m)

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

**Bedroom Three** 9' 7" x 7' 3" (2.93m x 2.22m)

Yet again, a further good-sized bedroom with an airing cupboard housing the gas central heating boiler, radiator and double glazed window to the front elevation.

**Family Bathroom** 8' 4" x 7' 3" (2.54m x 2.20m)

Having a white suite comprising of a panelled bath with mains shower over, chrome mixer tap, wash hand basin set into a vanity unit with a chrome mixer tap and cupboard beneath and a WC with an enclosed cistern. Wood effect flooring, vertical towel radiator and double glazed windows to the side and rear elevations.

**Outside - Front**

The property is approached over a large gravel driveway providing off-road parking.

**Garage / Store** 10' 8" x 8' 8" (3.24m x 2.63m)

Having timber doors to the front.

**Outside - Rear**

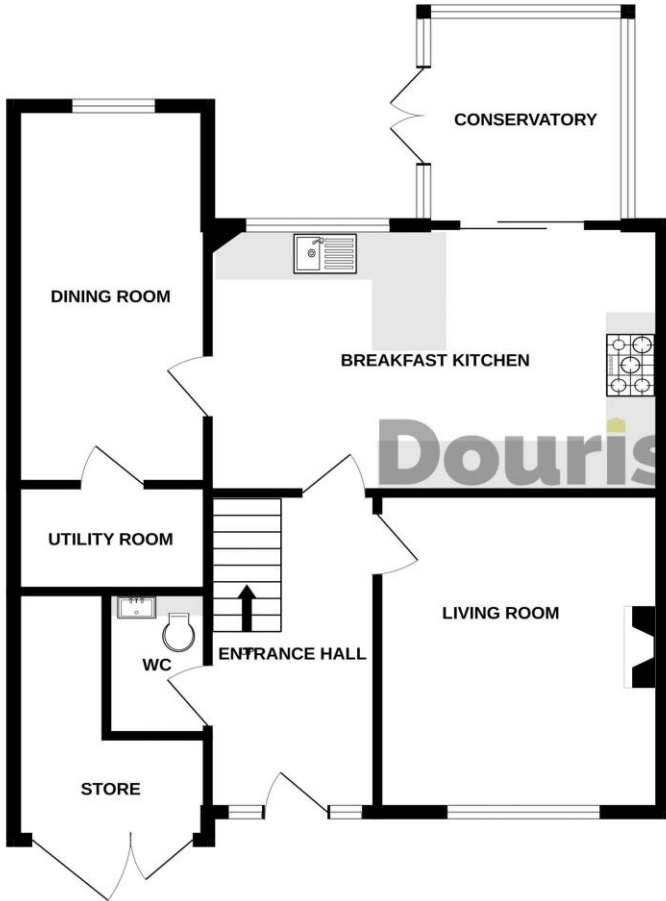
The attractive rear garden includes a large paved seating area which overlooks the remainder of the garden which is mainly laid to lawn. There is a planting bed area with maturing shrubs and trees and the garden shed is included in the sale.





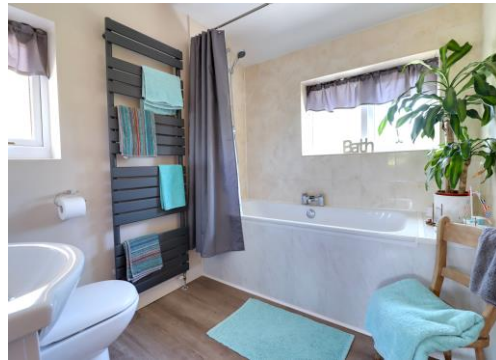
GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		64 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.  
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