



£240,000

KEY TENURE: **Freehold** EPC RATING: **D** COUNCIL TAX BAND: **B**

Stafford

Coronation Road
Stafford Staffordshire



BAY FRONTED TRADITIONAL THREE BEDROOM SEMI-DETACHED FAMILY HOME! Be quick to take a look inside this charming three-bedroom semi-detached home, situated in a well-regarded location close to Stafford town centre, nearby schools, and excellent commuter links.

The ground floor features an inviting entrance hallway, a cosy living room, a separate dining room, a kitchen, and a side lean-to utility room. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, providing ample space for comfortable family living. Externally, the property benefits from a driveway offering off-road parking for several vehicles and a large enclosed rear garden, perfect for outdoor activities and relaxation. Don't miss this opportunity—call us today to arrange your viewing appointment

- Spacious Semi-Detached Family Home
- Living Room, Dining Room & Kitchen
- Three Well Proportioned Bedrooms
- Double Width Driveway & Large Private Garden
- Ideal Family Home
- Close To Stafford Town Centre & Mainline Train Station

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 stairs off, rising to the first floor landing, radiator, wood laminate flooring and a double glazed feature porthole window to the side elevation.

Dining Room 12' 10" x 9' 11" (3.91m x 3.02m)

A good sized electric fire set into a marble surround & matching hearth, radiator & double glazed bay window to the front elevation.

Living Room 16' 1" x 10' 0" (4.91m x 3.04m)

A spacious living room having a gas fire set into a marble fire surround with matching hearth, radiator, and double glazed double doors to the rear elevation.

Kitchen 12' 10" x 6' 4" (3.92m x 1.94m)

Fitted with matching wall, base & drawer units with fitted work surfaces incorporating an inset stainless steel 1.5 bowl sink/drainers with mixer tap over. There is a range of built-in cooking appliances including a double oven/grill, electric hob with extractor hood over & dishwasher. The room also benefits



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from splashback tiling, wood laminate flooring, radiator, a double glazed window to the rear elevation and door to utility room.

Utility Room 16' 11" x 6' 8" (5.15m x 2.02m)

A spacious utility having fitted work surfaces with space & plumbing beneath for appliance(s). There is a wall mounted gas boiler, double glazed windows to both the front & rear elevation & two double glazed doors to the front & rear elevation.

First Floor Landing

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

Bedroom One 13' 6" x 9' 11" (4.11m x 3.03m) measured into bay window recess

A double bedroom, having a radiator, wood laminate flooring and a double glazed bay window to the front elevation.

Bedroom Two 12' 5" x 10' 0" (3.78m x 3.05m)

A second double bedroom, having additional loft access, radiator and a double glazed window to the rear elevation.

Bedroom Three 7' 11" x 6' 1" (2.42m x 1.85m)

Having a double glazed window to the front elevation & wall mounted electric heater.

Bathroom 7' 2" x 6' 5" (2.19m x 1.95m)

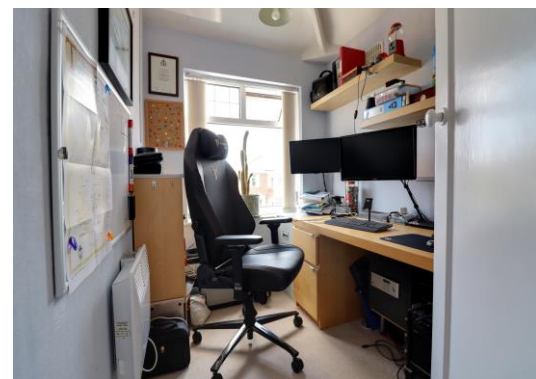
Fitted with a white suite comprising of low-level WC with enclosed cistern, wash basin set into top with chrome mixer tap over & storage beneath, and a panelled bath with chrome mixer tap & electric shower over with screen. The bathroom also benefits from having part-tiled walls, wood effect laminate flooring, chrome towel radiator & double glazed window to the rear elevation.

Outside Front

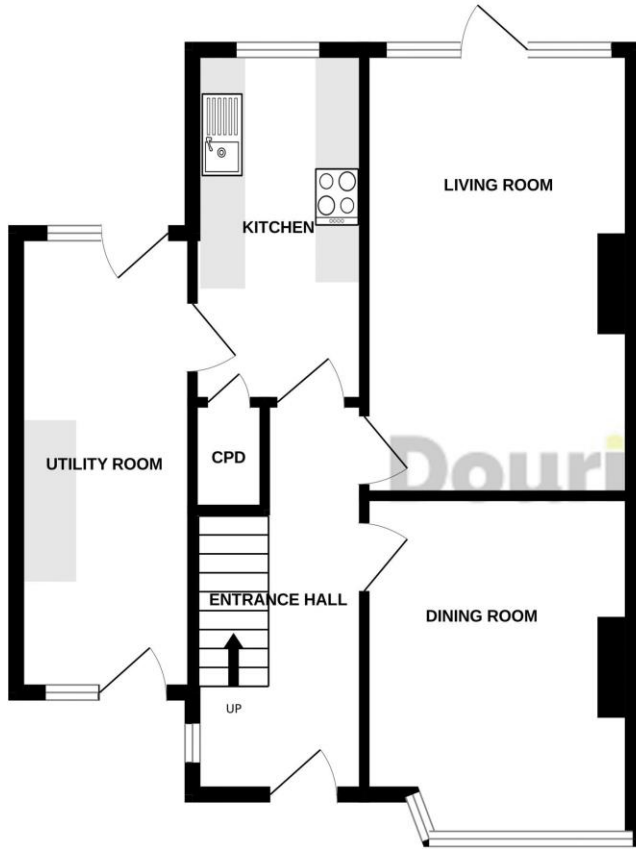
The property is approached over a double width gravelled driveway & low-maintenance frontage providing access to the entrance door to the front elevation & having panelled fencing to each side. To the side of the property is a separate door leading into the utility room.

Outside Rear

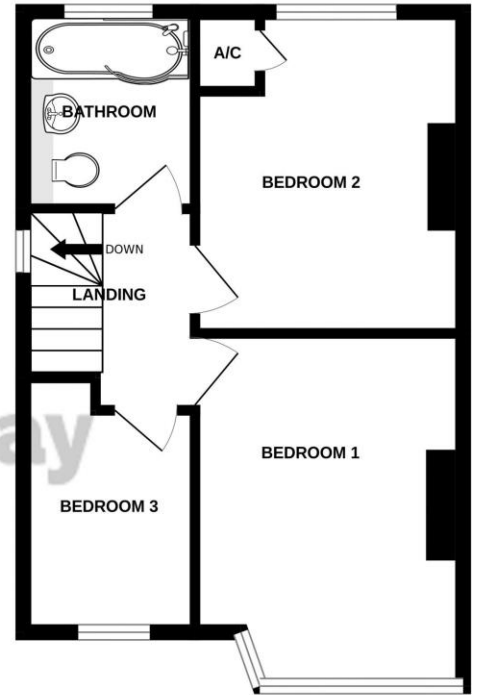
Having a paved seating area which leads to a lawned garden. There is a paved pathway leading to the rear of the property which has a small wooden fence & picket gate leading to a further garden area. There is a garden shed & the garden is enclosed by panelled fencing.



GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

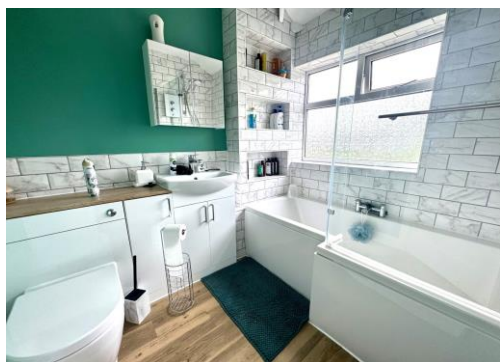
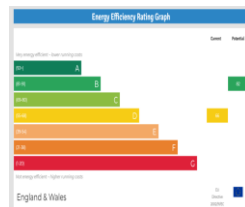


1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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 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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