



## St. Marys Gate Stafford

Avondale Circle St. Marys Gate  
Stafford Staffordshire

£285,000

***A fantastic, modern, and deceptively spacious three bedroom, three storey Town House, offering excellent living accommodation and situated in the ever popular St Mary's Gate, close to Stafford Town Centre's comprehensive range of shops, amenities, and mainline line railway station for the commuter!*** Internally, the home comprises of a good sized entrance hallway, a spacious Guest WC/utility room, and a substantial and open-plan family living/dining kitchen with built-in appliances and French doors leading out to the rear garden. Meanwhile, to the first floor there is a large lounge again having French doors and a Juliet balcony, bedroom three and a modern and contemporary bathroom. To the second floor, there are a further two good sized double bedrooms with bedroom one featuring built-in wardrobes and a contemporary En-suite shower room. Externally, the property has a double width block paved driveway and a well maintained rear garden with two paved seating areas.

- Spacious, Modern Three Storey Town House
- Three Bedrooms & En-Suite Shower Room
- Large Open-Plan Family Dining Kitchen
- Good Sized Living Room With French Doors
- Block Paved Double Width Driveway
- Close To Stafford Town & Mainline Railway Station

**Arrange a viewing...**

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**Dourish & Day**

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155  
VAT No: 261 6721 09



## Entrance Hallway

Double glazed panelled door to entrance hallway. A spacious entrance hallway having wood effect laminate floor, a radiator and staircase off to the first floor landing.

## Guest WC/Utility Room

Comprising wall mounted gas central heating boiler, worktop, base unit, plumbing for washing machine and half pedestal wash hand basin with chrome taps. There is also an enclosed dual flush low level WC, coving, ceramic tiled floor and double glazed window to the front elevation.

## Open-Plan Family Kitchen/Dining Room 21' 9" x 14' 2" (6.62m x 4.32m)

A spacious and beautifully presented open plan family kitchen/dining room comprising wall mounted units with under cupboard lighting, worktop incorporating four ring gas hob with stainless extractor over and a one and a half bowl stainless steel sink drainer with contemporary style chrome mixer tap, matching base units with integrated dishwasher, double oven/grill and a fridge freezer. There are numerous downlights, ceramic tiled floor, a radiator, spacious under stairs storage cupboard, double height double glazed windows and double glazed French doors leading out to the rear garden and paved seating area.



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## First Floor Landing

Having stairs off to the second floor and door to lounge.

## Lounge 13' 11" x 14' 2" (4.23m x 4.33m)

A spacious and light lounge having radiator, double height double glazed windows and double glazed French doors with Juliette balcony to the rear elevation.

## Bedroom Three 9' 4" x 7' 11" (2.84m x 2.42m)

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

## Family Bathroom 6' 4" x 6' 9" (1.92m x 2.05m)

A contemporary style suite comprising panelled bath with central chrome mixer tap, glass shower screen and mains shower over, half pedestal wash hand basin with mixer tap, enclosed dual flush low level WC, ceramic tiled walls, ceramic tiled floor, and chrome towel radiator.

## Second Floor Landing

Having airing cupboard and doors off to bedrooms.

## Bedroom One 13' 10(max)" x 14' 2" (4.22(max)m x 4.33m)

A spacious and well-presented double bedroom having built in double wardrobes, a radiator, two double glazed windows to the rear elevation and door to En-suite.

## En-suite (Bedroom One)

A modern and contemporary style suite comprising double ceramic tiled shower cubicle housing mains shower, half pedestal wash hand basin with chrome mixer tap, dual flush low level WC, chrome towel radiator, ceramic tiled walls, and ceramic tiled floor.

## Bedroom Two 9' 3" x 14' 2" (2.81m x 4.33m)

A good sized second bedroom having a radiator and two double glazed windows to the front elevation.

## Externally

The property enjoys a double width tarmac driveway and a beautifully maintained and landscaped rear garden with two spacious paved seating areas and laid mainly to lawn.



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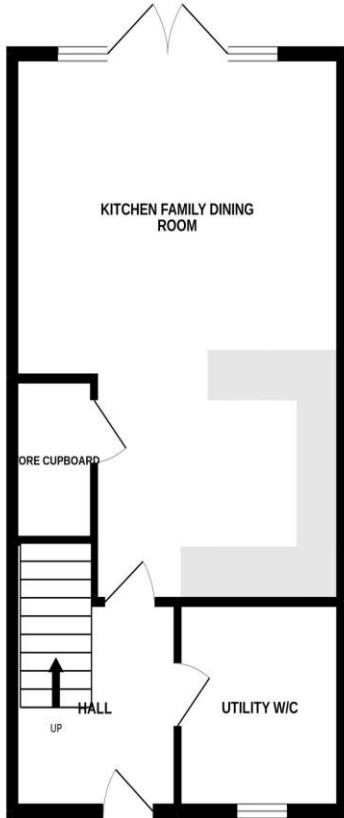
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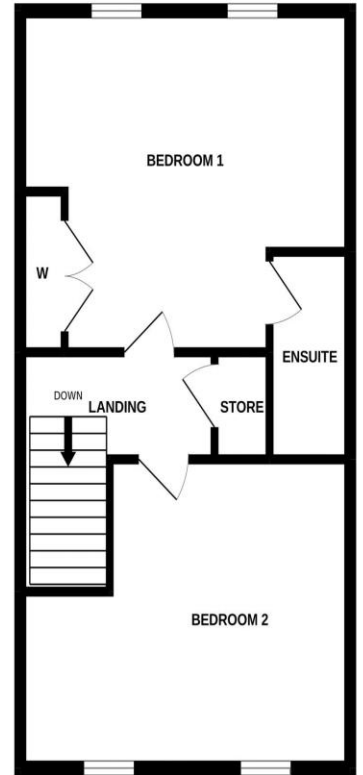
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			92
92-100	A		72
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			2

England, Scotland & Wales

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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