

£225,000

 TENURE: Freehold

 EPC RATING: E

 COUNCIL TAX BAND: B

## Stafford

Fonthil Road  
Stafford Staffordshire



***Are you searching for a character-filled, bay-fronted semi-detached home where you can move straight in without the hassle of renovations? Look no further! This fully renovated gem could be the perfect home for you.***

Internally, the property features an entrance hallway, guest WC, living room, dining room, modern kitchen, and a lean-to utility area, all located on the ground floor. Ascending to the first floor, you will find three well-proportioned bedrooms and a newly refitted bathroom. Externally, the property boasts a large driveway providing ample off-road parking and a generously sized rear garden, perfect for outdoor activities and relaxation. Situated just a short drive from Stafford's town centre, you'll have easy access to a wide array of shops, amenities, and a mainline train station for convenient commuting. This home is offered with No Onward Chain, so don't delay—call us today to arrange your viewing appointment and avoid disappointment!

- Well Presented Bay Fronted Three Bedroom Home
- Fully Modernised Throughout
- Living Room, Dining Room, Kitchen & Lean To/Utility
- Three Good Size Bedrooms & Family Bathroom
- Large Driveway & Enclosed Private Rear Garden

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 door and having stairs leading to the first floor with an understairs storage cupboard, radiator and wood effect laminate floor. The entrance hall opens into the open plan kitchen.

## Guest WC 4' 11" x 2' 10" (1.49m x 0.87m)

Having a white suite which includes a wash hand basin with chrome mixer tap and close coupled WC. Wood effect laminate floor and double glazed window to the side elevation.

## Living Room 12' 9" x 10' 4" (3.88m x 3.14m)

A good-sized living room having a decorative fire, radiator and double glazed walk-in bay window to the front elevation.

## Dining Room 12' 6" x 10' 2" (3.81m x 3.11m)

A spacious dining room having a radiator, wood effect laminate floor, double glazed window and double glazed door giving views and access to the rear garden.



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## **Kitchen** 13' 2" x 6' 4" (4.01m x 1.92m)

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 an oven, electric hob with cooker hood over. Further spaces for appliances, wood effect laminate floor and double glazed window to the rear elevation. A double glazed door leads into the lean to/ utility.



## **Lean To / Utility**

Having a range of base units with spaces for appliances, power, lighting, and wooden doors to both the front and rear elevations.

## **First Floor Landing**

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

## **Bedroom One** 13' 5" into bay x 10' 5" (4.09m into bay x 3.18m)

A spacious, double bedroom having a radiator and double glazed walk-in bay window to the front elevation.

## **Bedroom Two** 12' 7" into bay x 10' 0" (3.84m into bay x 3.05m)

A second double bedroom having a radiator and double glazed walk-in bay window to the rear elevation.



## **Bedroom Three** 7' 9" x 6' 2" (2.37m x 1.88m)

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

## **Family Bathroom** 5' 1" x 6' 4" (1.55m x 1.93m)

Having a white suite comprising of a panelled bath with a glazed screen, chrome mixer tap with a shower attachment over, pedestal wash basin with chrome mixer tap and close coupled WC. Tiled walls, tiled floor, chrome towel radiator and double glazed window to the rear elevation.



## **Outside - Front**

The property is approached over a large, pebble double width driveway providing ample off-road parking. There is a variety of beds having plants and shrubs. The driveway leads to the entrance door and the lean to / utility.

## **Outside - Rear**

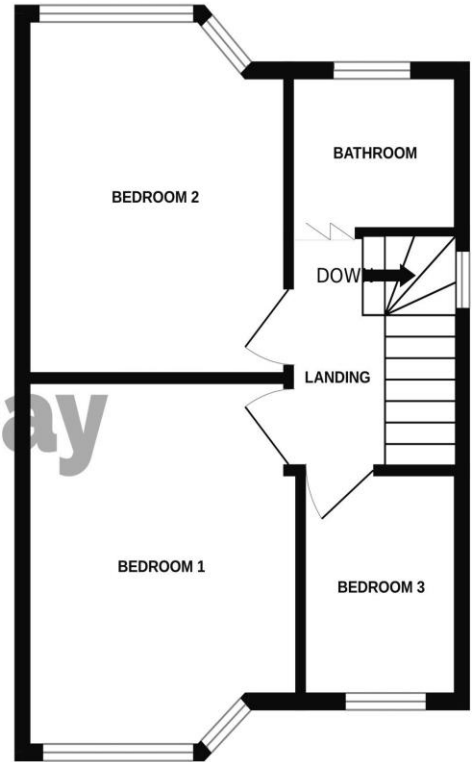
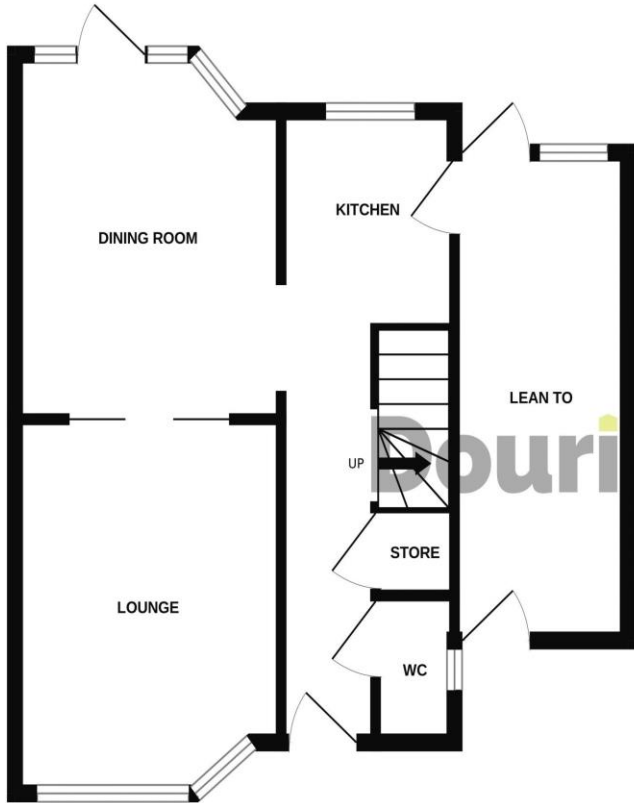
Having a paved seating area overlooking the remainder of the garden being mainly laid to lawn. To the rear of the garden is a painting bed with plants and shrubs and the garden is partly enclosed by panel fencing and the other part by hedges.





GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Very energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
			www.epcrea.com

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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