



Offers Over £240,000

🔑 TENURE: FREEHOLD

📊 EPC RATING: F

💷 COUNCIL TAX BAND: C

Stafford

Queensville Avenue
Stafford Staffordshire

🛏️ 3 🚿 1 🛋️ 2

Introducing this charming period semi-detached home, brimming with original features such as a MINTON tiled floor and a stunning stained glass entrance door. This property offers generously proportioned accommodation, starting with an inviting entrance hall.

The spacious living room, complete with a bay window, leads to a separate dining room, perfect for entertaining. The kitchen, accompanied by a rear lobby and guest WC, completes the ground floor. Upstairs, you'll find three generously sized bedrooms—no cramped box rooms here—and a bathroom with a separate WC. The property is set on a spacious plot, featuring a front garden and a good-sized rear garden, primarily laid to lawn with a paved patio area ideal for outdoor enjoyment. While the home may benefit from some modernisation, it presents a fantastic opportunity for buyers to put their own stamp on it. This property is bound to attract significant interest. Don't miss your chance—call us today to arrange your viewing and avoid disappointment!

- Traditional Bay-Fronted Period Semi-Detached House
- Living Room, Dining Room & Kitchen
- Three Bedrooms Bathroom & WC
- Front & Rear Private Garden
- Close To Stafford's Town & Mainline Train Station
- Some Modernising Required

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 Porch

Being accessed through a glazed entrance door with a side panel. There is a Minton tiled floor and a stained glass door leads to:

Entrance Hall

Having stairs leading to the first floor landing with understairs storage cupboard. Radiator and Minton tiled floor.

Living Room 14' 10" x 11' 11" (4.53m x 3.64m)

A spacious living room having an electric fire set in a stone effect surround with a tiled hearth. Radiator and double glazed walk-in to the front elevation.

Dining Room 15' 0" x 12' 0" (4.56m x 3.66m)

A spacious dining room having a gas fire set within the chimney breast with a wooden surround, wooden floor, radiator and double glazed walk-in bay window to the rear elevation.

Kitchen 8' 8" x 6' 6" (2.65m x 1.99m)

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



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

taps. Space for cooker and further appliance space. Tiled splashbacks, tiled floor, wall mounted gas central heating boiler, window to the side elevation.

Rear Lobby

Having tiled floor, part tiled walls and a glazed door to the side elevation.

Guest WC 4' 0" x 7' 10" (1.22m x 2.40m)

Having a low level WC, fitted base units, part tiled walls, tiled floor and a window to the rear elevation.

First Floor Landing

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

Bedroom One 15' 4" into bay x 9' 2" (4.67m into bay x 2.79m)

A double bedroom having two double built-in wardrobes with hanging rail, radiator and double glazed walk-in bay window to the front elevation.

Bedroom Two 15' 3" x 9' 2" (4.66m x 2.80m)

A second double bedroom again having two built-in double wardrobes with hanging rail radiator and double glazed walk-in bay window to the rear elevation.

Bedroom Three 8' 10" x 8' 2" (2.68m x 2.48m)

Having wood effect laminate floor, radiator and double glazed window to the front elevation.

Bathroom 5' 6" x 8' 2" (1.67m x 2.49m)

Having a suite comprising of a panelled bath with chrome taps and mixer shower attachment over, pedestal wash basin with chrome taps. Airing cupboard with shelving, part tiled floor, wood effect flooring, radiator and window to the side elevation.

Separate WC

Having a close coupled WC, part tiled walls, wood effect laminate floor and window to the side elevation.

Outside - Front

The property is approached through a garden gate with a small wall leading to the property and the garden is mainly laid to lawn with surrounding flowerbeds. Side access leads to:

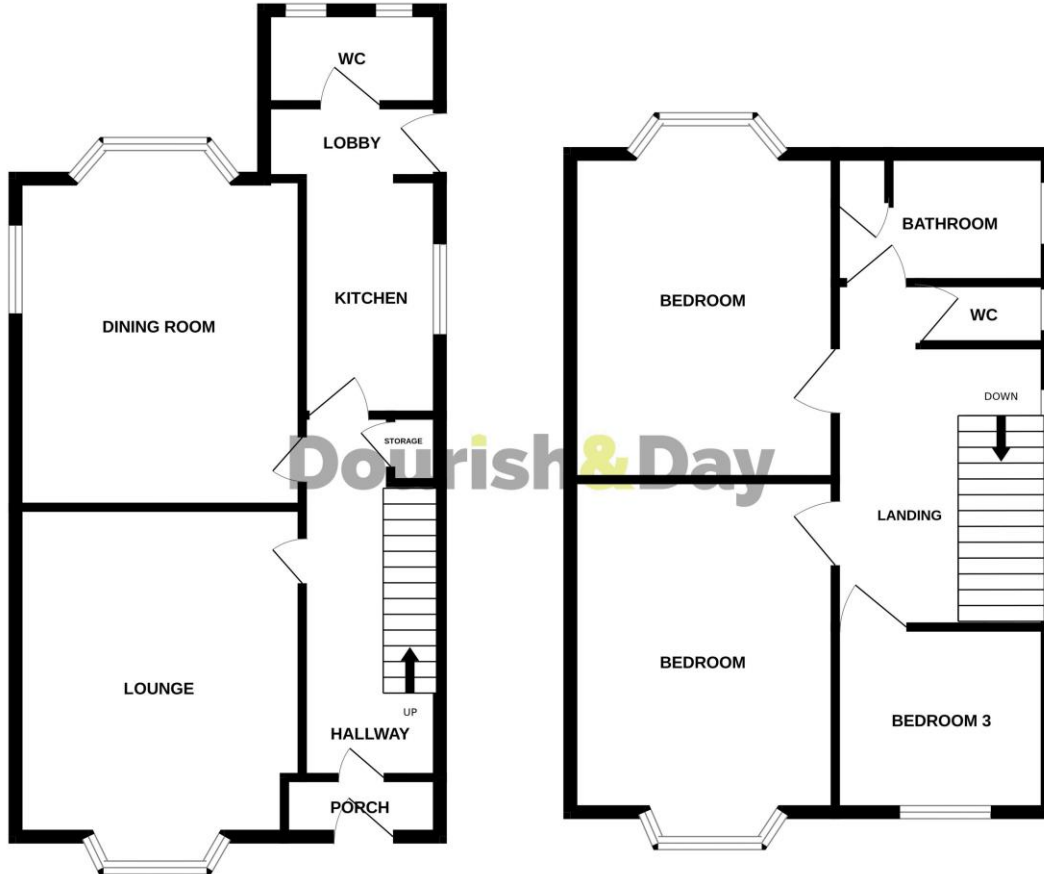
Outside - Rear

Having a paved seating area overlooking the remainder of the garden being mainly laid to lawn with beds having a variety of maturing plants and shrubs. There is decorative rockery area towards the rear of the garden. There are two garden sheds included in the sale and the garden is enclosed by panel fencing.



GROUND FLOOR

1ST FLOOR



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 ©2024

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs	(82+)		
A	(61-81)		
B	(49-60)		
C	(35-48)		
D	(29-34)		
E	(21-28)		
F	(13-20)		
G	(1-12)		
Low energy efficient - higher running costs			
England & Wales		36	80
EU Directive 2002/91/EC			
www.epcrea.com			



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.

You can reach us **9am to 9pm, 7 days a week**

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk