



£240,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💰 COUNCIL TAX BAND: **C**

Stafford

New Garden Street
Stafford Staffordshire ST17



If you're an enthusiastic gardener or simply enjoy unwinding in a garden, you'll love the outdoor space of this bay-fronted semi-detached house on the aptly named New Garden Street.

The home is also conveniently located within walking distance of Stafford town centre and the mainline railway station. Inside, the well-designed layout includes a porch, entrance hallway, living room, dining room, and kitchen on the ground floor. Upstairs, you'll find three bedrooms and a family shower room. Externally, the property boasts a charming plot with a front driveway, a detached single garage, and a beautifully maintained rear garden. Houses like this are selling quickly at this price, so act fast to secure this gem!

- Traditional Semi-Detached Bay Fronted Family Home
- Living Room, Dining Room & Kitchen
- Three Bedrooms & Shower Room
- Driveway & Single Garage
- Well Kept Rear Garden
- Great Location Close To Stafford Town

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 double glazed entrance door with a double glazed side panel. Having fitted coat hooks and a double glazed entrance door leads to:

Entrance Hall

Having stairs leading to the first floor with an understairs storage cupboard and radiator.

Living Room 15' 1" into bay x 11' 6" (4.60m into bay x 3.50m)

A bright, spacious reception room which features a contemporary living flame gas fire set within a marble surround with hearth. Radiator and double glazed bay window to the front elevation.

Dining Room 12' 7" x 11' 4" (3.84m x 3.46m)

A second, lovely sized reception room having a radiator and double glazed double doors with full height side panels leading into the 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

Kitchen 9' 8" x 8' 10" max (2.95m x 2.68m max)

Being fitted with a range of wall, base and drawers units and a work top having an inset stainless steel sink drainer unit with mixer tap. There is space for appliances, understairs storage area, tiled floor, radiator, double glazed window to the rear elevation, double glazed bay window to the side elevation and double glazed door leading to the rear garden.

First Floor Landing

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

Bedroom One 16' 0" into bay x 10' 8" max (4.87m into bay x 3.24m max)

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

Bedroom Two 11' 10" x 9' 7" (3.60m x 2.92m)

A second double bedroom having built-in wardrobes, radiator and double glazed window to the rear elevation.

Bedroom Three 10' 3" x 7' 10" (3.12m x 2.40m)

Having an airing cupboard housing the gas central heating boiler, radiator and double glazed window to the front elevation.

Shower Room 6' 0" x 7' 0" (1.82m x 2.14m)

Being fitted with a contemporary white suite which includes a WC, pedestal wash hand basin and a shower cubicle with an electric shower. Chrome towel rail, tiled floor, additional radiator and double glazed window to the rear elevation.

Outside - Front

The property is approached over a low-maintenance paved and gravelled front garden with a driveway leading down the side of the property to:

Garage

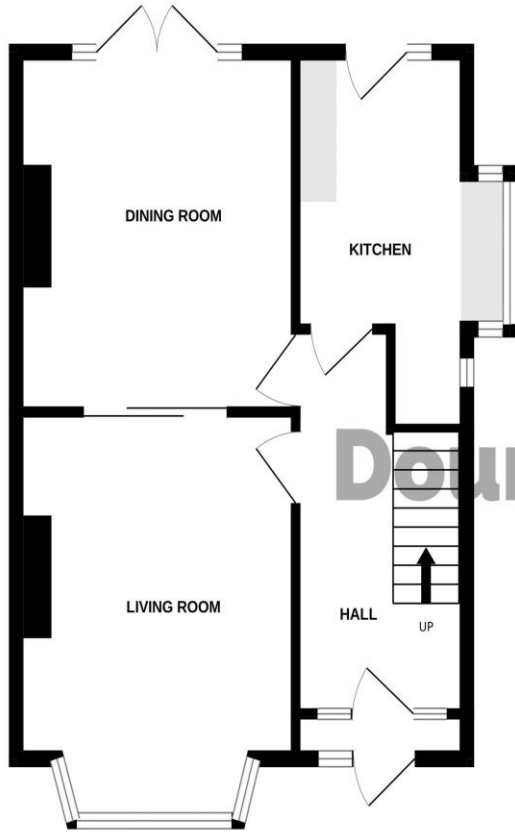
A detached single garage having barn style door and having a window to the side elevation.

Outside - Rear

A beautifully kept and enclosed rear garden which features a paved seating area with a open verandah style cover over, a lawned garden and a further paved seating area to the rear of the garden.



GROUND FLOOR

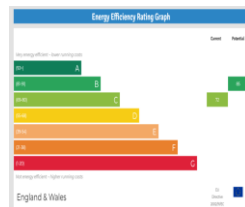


1ST FLOOR



Dourish&Day

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



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