

£240,000

 TENURE: Freehold

 EPC RATING: D

 COUNCIL TAX BAND: C

Baswich Stafford

Porlock Avenue Baswich
Stafford Staffordshire



This spacious three-bedroom semi-detached home sits on a generous plot in one of the most sought-after parts of town and is ready for its new owner to add their personal touch.

Inside, the property features an entrance hall, a bright and airy living room, a separate dining room, and a kitchen on the ground floor. Upstairs, you'll find three well-proportioned bedrooms, a family shower room, and a separate WC. Outside, the home boasts a large driveway, a garage, and a substantial private rear garden, perfect for relaxation or entertaining. Situated in the highly desirable area of Baswich, this property is close to excellent schools, local shops, and amenities. With No Onward Chain, this home is sure to be in high demand. Don't miss your chance—book your viewing today!

- Semi-Detached Family Home
- Living Room & Dining Room
- Three Bedrooms & WC & Shower Room
- Driveway, Garage & Large Rear Garden
- Located In A Highly Desirable Location
- Modernising Required & No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hall

Access through an entrance door with double glazed side panel, stairs leading up to the first floor landing and radiator.

Living Room 13' 7" x 11' 7" (4.15m x 3.53m)

Gas fire set into wooden surround with matching hearth, a radiator and double glazed window to the front elevation.

Dining Room 11' 1" x 9' 7" (3.38m x 2.93m)

Good sized dining room having a radiator, double glazed window to the rear elevation and double glazed door to the rear elevation.

Kitchen 11' 1" x 8' 1" (3.37m x 2.47m)

Range of matching base and eye level units with fitted work surfaces with inset stainless steel single bowl sink unit and chrome mixer tap. Range of built in cooking appliances including an oven with four ring gas hob and cooker hood over. Pantry cupboard, a wall mounted gas boiler, part tiled walls, overhead clothes airer, double glazed window to the rear elevation and double glazed door to the side elevation.



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Landing

Loft access and a double glazed window to the side elevation.

Bedroom One 13' 8" x 10' 8" (4.16m x 3.24m)

Spacious double bedroom having a radiator and double glazed window to the front elevation.

Bedroom Two 10' 10" x 10' 8" (3.31m x 3.24m)

Second double bedroom having a storage cupboard with shelving, radiator and double glazed window to the rear elevation.

Bedroom Three 9' 6" x 7' 3" (2.89m x 2.21m)

Third bedroom having a radiator and double glazed window to the front elevation.

Shower Room 5' 4" x 7' 2" (1.63m x 2.19m)

Electric shower set into cubicle with a glazed screen, wash basin and vanity unit with chrome mixer tap and cupboard beneath, tiled flooring, tiled walls and double glazed window to the rear elevation.

WC 2' 5" x 4' 3" (0.74m x 1.29m)

Close coupled WC, tiled walls, tiled flooring and a double glazed window to the side elevation.

Outside - Front

Approached over a driveway providing off road parking. Decorative garden to the side mainly laid to Astro turf with a paved border, matured shrubs and matured tree. The driveway gives access to the main entrance door and into the:

Garage 16' 4" x 9' 7" (4.98m x 2.92m)

With a manual up and over door, storage cupboard, glazed window to the rear elevation and rear door giving access to:

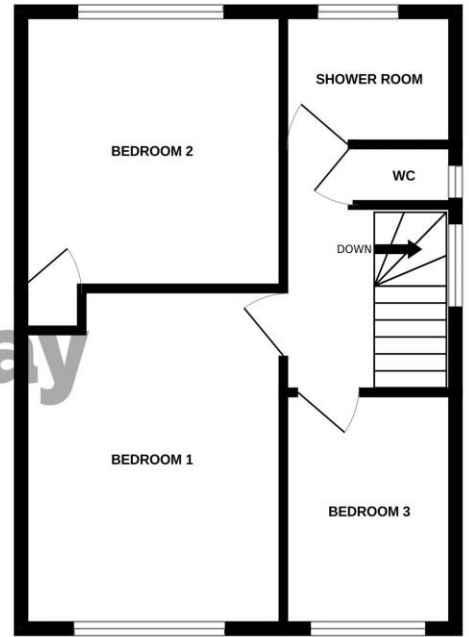
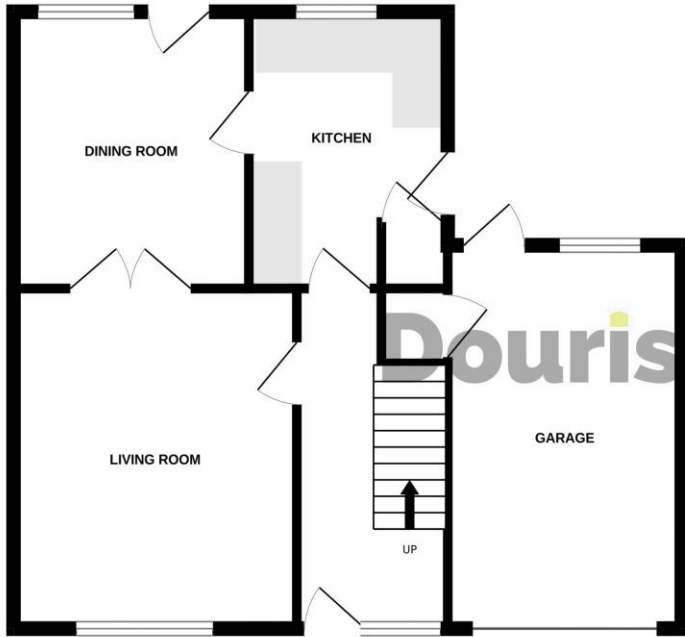
Outside - Rear

Large lawned rear garden enclosed by wooden fence panelling.



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.
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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs	A		
(81-91)	B		83
(69-80)	C	58	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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