



£265,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

Stafford

Charnley Road
Stafford Staffordshire



Introducing this superb three-bedroom semi-detached home, situated on an impressive corner plot with loads of potential for future expansion. The property offers a large driveway, providing ample off-road parking for several vehicles.

Internally, the home features a welcoming entrance hall, a spacious lounge/diner, and a well-appointed kitchen on the ground floor. Ascending to the first floor, you'll find three generously sized bedrooms and a family bathroom. Externally, the property boasts a private, enclosed rear garden, ideal for outdoor relaxation. Conveniently located just a short drive from Stafford town centre, you'll have easy access to a wide range of shops, amenities, and the mainline train station. Homes of this standard rarely stay on the market for long—call us today to arrange your viewing appointment!

- Three Bedroom Semi Detached Home
- Extremely Well Presented Throughout
- Large Living Room, Utility Room & Kitchen
- Three Bedrooms & Bathroom
- Large Driveway & Enclosed Private Rear Garden
- Close To Stafford Town Centre

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 Hallway

Accessed through a double glazed composite door. Stairs leading to the first floor landing, under stairs storage cupboard, wood effect laminate flooring, radiator and port hole stained glass window to the side elevation.

Living Room 26' 0" x 10' 6" (7.92m x 3.19m)

Spacious living room having a gas fire set into granite hearth with wooden surround, two radiators, double glazed bay window to the front elevation and double glazed bi-folding doors leading to the rear elevation.

Utility Room 8' 5" x 6' 6" (2.57m x 1.97m)

Useful utility room with a fitted storage cupboard, wood laminate flooring, radiator and double glazed window to the rear elevation.

Kitchen 11' 3" x 9' 9" (3.43m x 2.96m)

Good sized kitchen having a range of matching base and eye level units with fitted work surfaces with inset stainless steel single bowl sink unit and chrome mixer tap. Built in cooking appliances include an oven with electric hob and cooker hood over. Under counter space for further appliances, part tiled splash backs, wood laminate flooring, wall mounted gas central heating boiler set into a cupboard, radiator, double glazed window to the rear elevation and double glazed door to the rear elevation.



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First Floor Landing

Airing cupboard, spotlights and double glazed window to the side elevation.

Bedroom One 10' 6" x 13' 4" (3.21m x 4.06m)

Spacious double bedroom having fitted double wardrobes with clothes rail hanging space, a radiator and double glazed bay window to the front elevation.

Bedroom Two 12' 0" x 10' 0" (3.65m x 3.06m)

Second double bedroom having a built in wardrobe with shelving, radiator and double glazed window to the rear elevation.

Bedroom Three 7' 10" x 6' 1" (2.38m x 1.86m)

Third bedroom having a fitted wardrobe with clothes rail hanging space, radiator and double glazed window to the front elevation.

Bathroom 7' 0" x 6' 3" (2.13m x 1.91m)

Having a white suite comprising of a panelled bath with mains shower over glazed screen, chrome mixer tap and shower attachment over. Wash basin and vanity unit with chrome mixer tap and cupboard beneath, close coupled WC, tiled walls, tiled flooring, radiator and double glazed window to the rear elevation.

Outside - Front

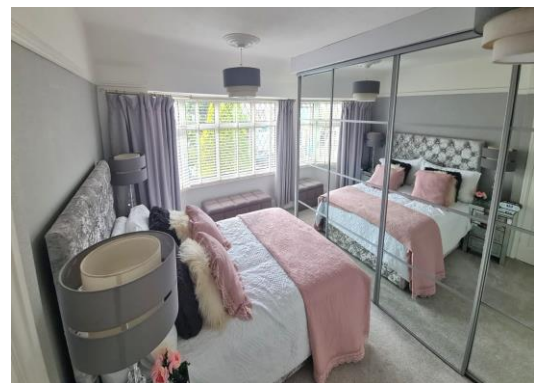
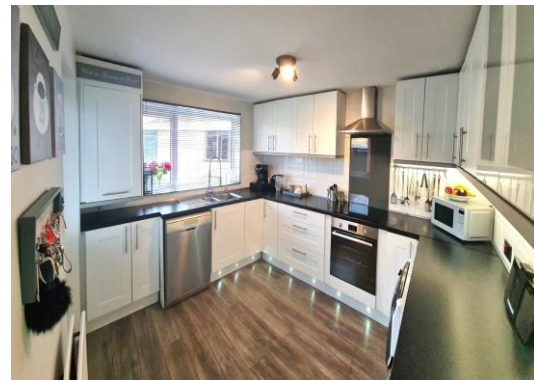
Accessed through double gates leading to a large gravelled driveway providing ample off road parking for several vehicles. Decorative gravelled area with a water feature. The driveway gives access to the main entrance door and into the single garage.

Garage

With an up and over door, having power and lighting.

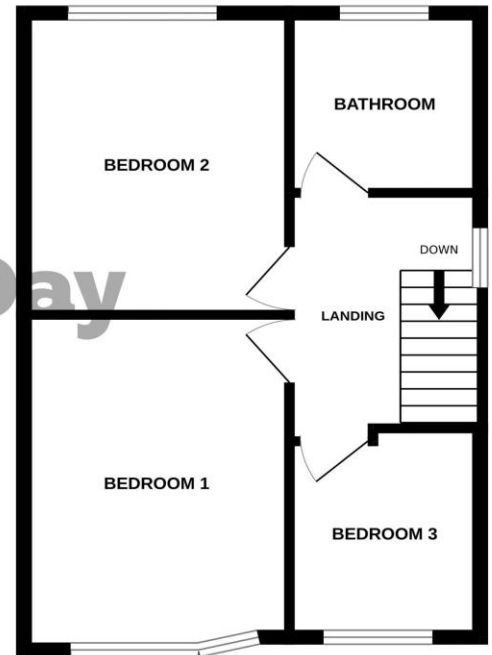
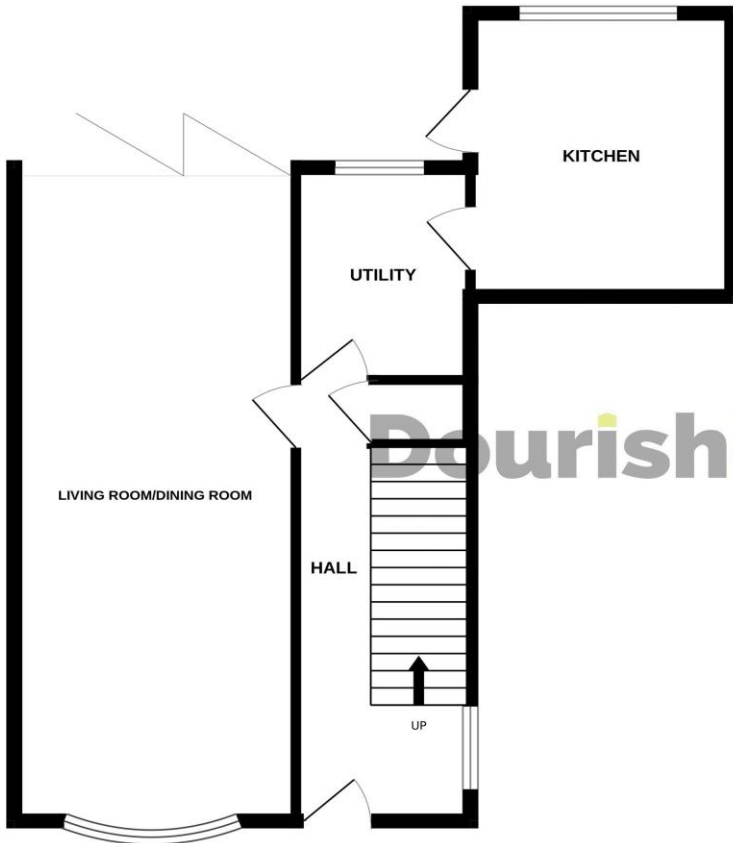
Outside - Rear

Decked seating area leading onto a lawned garden with further decked seating area, outdoor kitchen and water feature. 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
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		78
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	



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