



£175,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

## Gnosall Stafford

Elton Way Gnosall  
Stafford Staffordshire



***Are you looking to step onto the property ladder or downsize? Consider this two-bedroom semi-detached home, available for sale with no upward chain. Situated in the sought-after village of Gnosall, this property is ideal for first-time buyers wanting a move-in-ready home.***

The ground floor features an entrance hall, living room, and kitchen. Upstairs, you'll find two bedrooms and a bathroom. The property also includes a driveway and an enclosed rear garden. Opportunities like this are rare, so call us today to schedule your viewing!

- Ideal First Time Buyers Property
- Semi Detached House
- Living Room & Kitchen
- Two Bedrooms & Bathroom
- Driveway & Rear Garden
- No Onward Chain

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

Access through a double glazed entrance door having a radiator and stairs rising up to the first floor.

## Living Room 13' 5" x 9' 11" max (4.10m x 3.02m max)

A spacious reception room having a radiator and double glazed window to the front elevation.

## Kitchen 7' 10" x 13' 2" (2.38m x 4.02m)

Having a range of wall base and drawer units with a work top incorporating a stainless steel sink drainer unit. Space for appliances, a useful storage cupboard, tiled flooring, two double glazed windows and a double glazed rear door.

## First Floor Landing

Access to loft space and a window to the side elevation.



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**Bedroom One** 12' 2" x 10' 2" (3.70m x 3.11m)

A double bedroom with built-in double wardrobes, additional storage cupboard, radiator and double glazed window to the front elevation.

**Bedroom Two** 9' 2" x 7' 1" (2.79m x 2.16m)

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

**Bathroom** 6' 3" x 5' 9" (1.90m x 1.75m)

Having a white suite comprising of a WC, pedestal wash hand basin with mixer tap and panel bath with electric shower over. Tile effect flooring, chrome towel radiator and double glazed window to the rear elevation.

**Outside - Front**

Approached over a driveway allowing off road parking and having a lawned front garden.

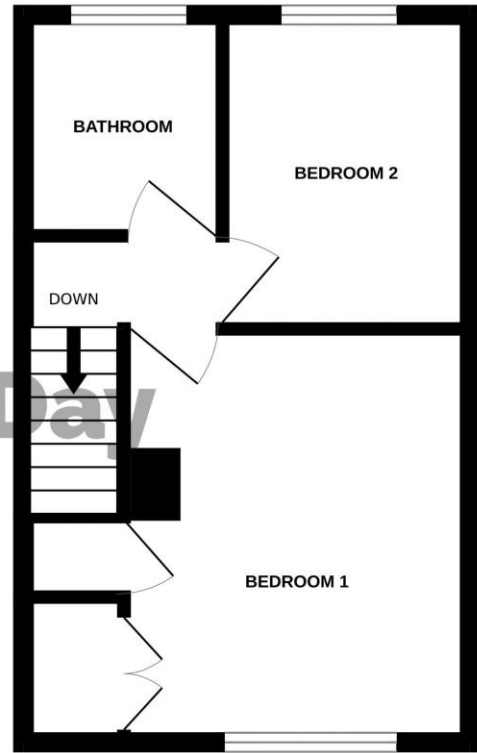
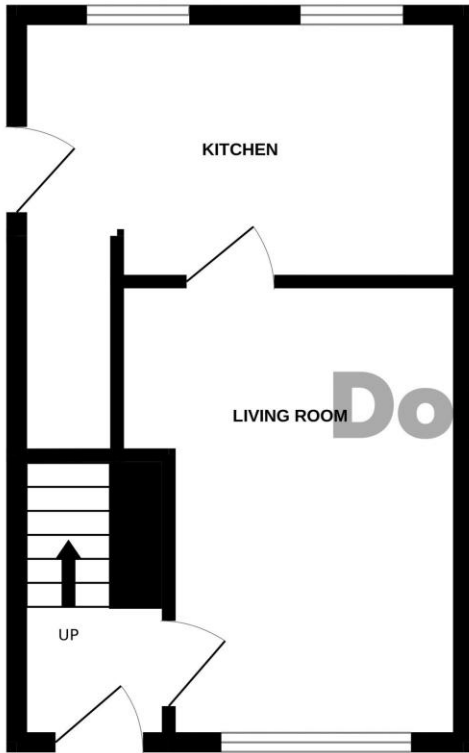
**Outside - Rear**

A wonderful sized rear garden featuring a large lawned area and a paved and gravelled seating area with a gate giving access to the front of property.



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 - lowest running costs	(92+)		
A	(81-91)		8.4
B	(69-80)		
C	(55-68)		6.1
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Not energy efficient - highest running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epra.co.uk	



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