



£240,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Parkside Stafford

Springvale Rise Parkside  
Stafford Staffordshire

🛏️ 3 🚿 1 🛋️ 2

**Schools, amenities and superb commuter links are all on your doorstep! This spacious three bedroom link detached home is situated in the very well regarded area of Parkside.**

Internally the property comprises of an entrance porch, spacious living room, dining kitchen, utility room, large double glazed conservatory and ground floor shower room/W.C. To the first floor there are three bedrooms and a family bathroom. Externally the property has a double width block paved driveway and a good sized rear garden. This property is being offered with No Upward Chain.

- Spacious 3 Bedroom Link Detached Property
- Living Room, Dining Kitchen & Guest Shower Room
- Large Conservatory & Utility Room
- Double Width Driveway & Rear Garden
- Nearby Schooling, Amenities & Commuter Links
- No Upward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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## Entrance Porch

Access through a double glazed door having a double glazed window to the front elevation and glazed door to:

## Lounge 14' 1" x 14' 9" max (4.29m x 4.50m max)

A spacious lounge having a large double glazed window to the front elevation, stairs to first floor landing, radiator and glazed door to:

## Kitchen/Diner 10' 4" x 14' 10" (3.16m x 4.51m)

A spacious dining kitchen comprising of a worktop incorporating a four ring gas hob with cooker hood over, stainless steel sink drainer unit with mixer tap and matching base units with space and plumbing for appliances. Integrated appliances include an eye level microwave oven and oven/grill. Wood effect laminate flooring, radiator, double glazed window, glazed double doors to the conservatory and a door to a spacious understairs storage cupboard opening into:

## Utility Room 8' 2" x 6' 3" (2.50m x 1.90m)

Comprising of wall mounted glazed display cabinets, worktop, space and plumbing for appliances, wood effect laminate flooring, radiator, double glazed window and double glazed door to the rear elevation and door to:



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## **Shower Room** 5' 8" x 7' 10" (1.73m x 2.40m)

Having a ceramic tiled shower cubicle, ceramic tiled flooring, pedestal wash hand basin with mixer tap, low level WC, ceramic tiled walls, two chrome towel radiators and a door to the store room (former garage).

## **Store Room** 8' 7" x 8' 4" (2.62m x 2.54m)

Having power, lighting and an up and over door to the front elevation.

## **Conservatory** 10' 10" x 13' 9" (3.30m x 4.19m)

A substantial double glazed conservatory having a radiator, wood effect laminate flooring and double glazed sliding door to the side elevation leading to the rear garden.

## **First Floor Landing**

Having an airing cupboard housing the wall mounted gas central heating boiler, access to loft space and doors to the bedrooms and bathroom.

## **Bedroom One** 13' 5" x 8' 8" into wardrobes (4.09m x 2.65m into wardrobes)

Having a built-in double wardrobe, additional fitted double wardrobes with matching overhead storage, radiator and double glazed window to the front elevation.

## **Bedroom Two** 9' 11" x 8' 8" (3.03m x 2.64m)

A second double bedroom having a radiator, built-in storage cupboard with shelving and double glazed window to the rear elevation.

## **Bedroom Three** 9' 4" max x 5' 11" (2.85m max x 1.81m)

Having a storage cupboard with shelving, radiator and double glazed window to the front elevation.

## **Family Bathroom** 6' 4" x 5' 5" (1.94m x 1.65m)

Comprising of a panel bath with electric shower over, low level WC, pedestal wash hand basin, ceramic tiled walls, radiator and double glazed window to the rear elevation.

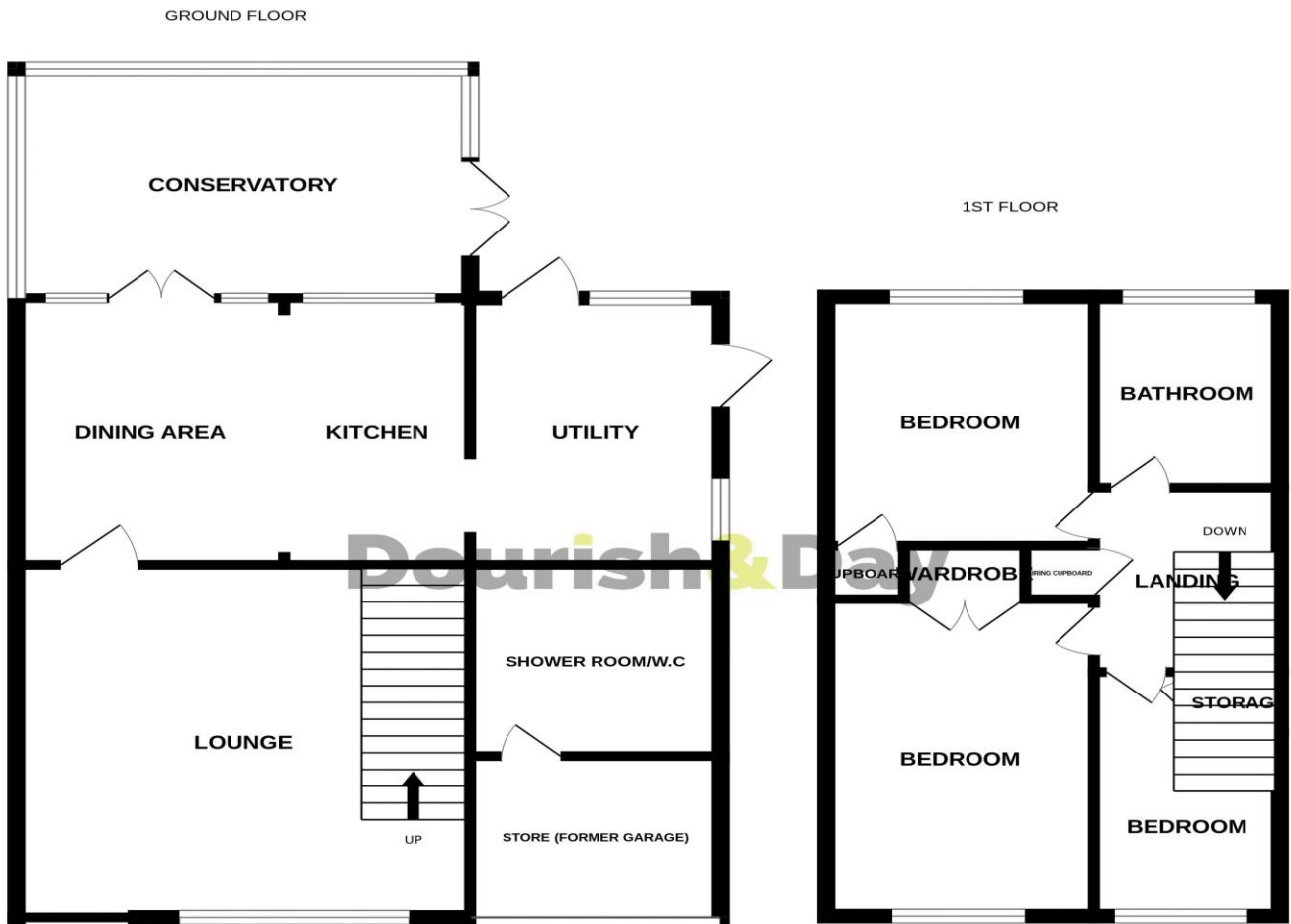
## **Outside - Front**

Property is approached via a double width block paved driveway.

## **Outside - Rear**

The rear garden is laid mainly to lawn with a block paved seating area and outside tap.





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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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