



£160,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: A

## Silkmore Stafford

Sidney Avenue Silkmore  
Stafford Staffordshire



***This is a rare opportunity to own a spacious home in Stafford at this price point!***

The property is well-presented and features an entrance porch, a large living room, an inner hall, a guest WC, and a kitchen/breakfast room on the ground floor. Upstairs, you'll find three bedrooms and a family bathroom. The exterior includes a front lawn and a low-maintenance garden at the rear. Additionally, the property boasts a garage with rear access. With so much to offer at this price, don't miss out—schedule a viewing today!

- Spacious Terraced Home
- Large Living Room & Kitchen/Breakfast Room
- Three Bedrooms, Bathroom & Guest WC
- Front & Rear Garden
- Detached Single Garage
- Ideal For First Time Buyers

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

Accessed through a UPVC entrance door with double glazed window.

## Living Room 9' 6" x 17' 4" (2.89m x 5.28m)

Spacious reception room that spans the full width of the property and features a radiator and two double glazed windows to the front elevation.

## Inner Hallway

Having stairs rising up to the first floor accommodation with a useful under stairs storage cupboard, double storage cupboard, radiator and double glazed window to the rear elevation and double glazed rear door leading directly out into the rear garden.

## Guest WC 5' 4" x 2' 4" (1.63m x 0.72m)

Fitted with a suite that includes a WC, wash hand basin, patterned tile effect flooring and wall mounted gas central heating boiler.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## **Kitchen/Breakfast Room** 12' 10" x 7' 11" (3.90m x 2.41m)

Fitted with a matching range of wall, base and drawer units with worktop which incorporates a sink drainer unit with mixer tap and extends to form a breakfast bar. Also with an integrated oven and hob with hood above, space for additional appliances, tiled flooring, radiator and double glazed window to the rear elevation.

## **First Floor Landing**

Having a loft access point.

## **Bedroom One** 13' 3" x 8' 2" (4.05m x 2.48m)

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

## **Bedroom Two** 9' 8" max x 9' 3" max (2.95m max x 2.81m max)

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

## **Bedroom Three** 9' 8" max x 7' 9" (2.94m max x 2.37m)

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

## **Bathroom** 7' 3" max x 8' 11" max (2.22m max x 2.72m max)

Fitted with a white suite which includes a WC, vanity style wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, patterned tile effect flooring, double storage cupboard, radiator and double glazed window to the rear elevation.

## **Outside - Front**

The property is approached through a gated pedestrian access which in turn leads onto a paved pathway leading to the main entrance door and a lawned front garden.

## **Outside - Rear**

An enclosed low maintenance rear garden which is mainly paved with a planting bed and a rear gated access leading out to the rear service road and:

## **Garage**

A single garage accessed through an up and over garage style door.

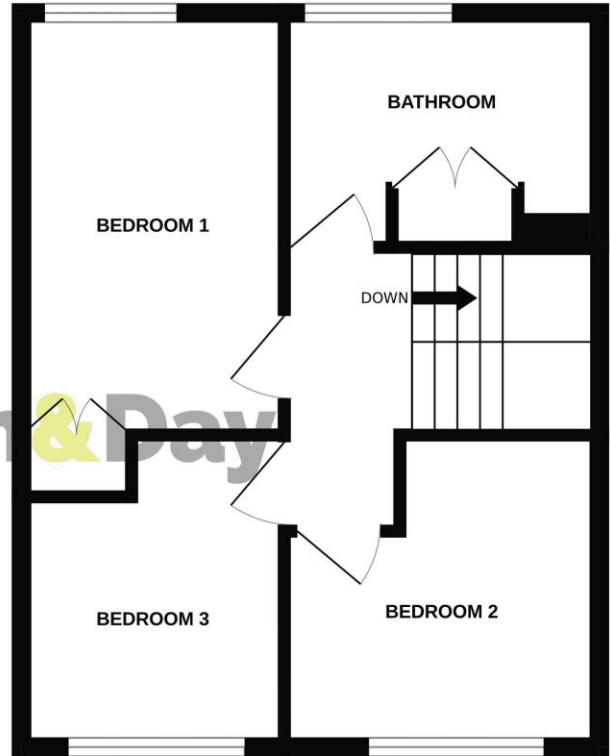
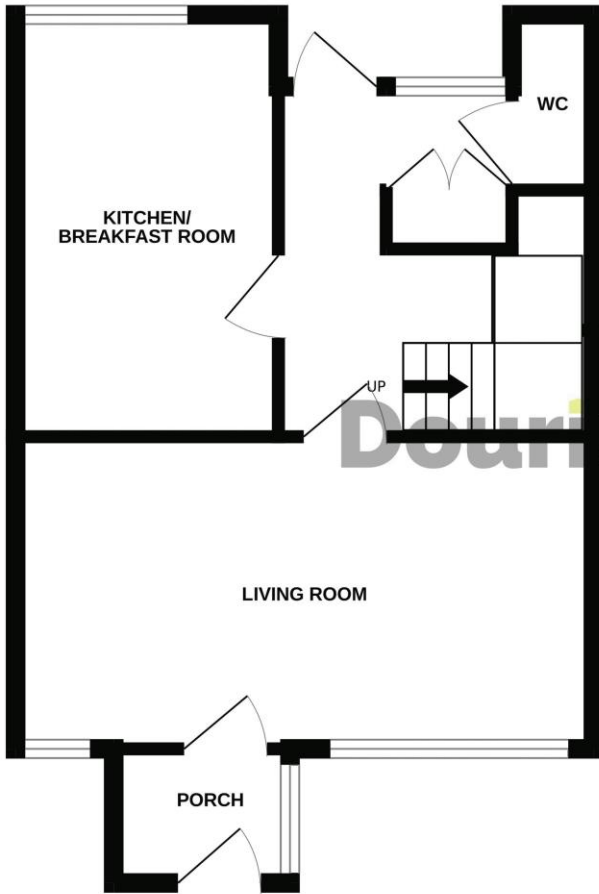
## **ID Checks**

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
		73	88
<small>EU energy efficiency - higher running costs</small> <small>England &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	
www.EPCaU.com			



**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