



£215,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

Tillington Stafford

Simpson Close Tillington
Stafford Staffordshire



Attention First-Time Buyers and Families! This three-bedroom home might be just what you've been searching for.

Located in a prime spot with excellent transport links, including easy access to the M6 motorway, and just a short drive from all the amenities Stafford Town Centre has to offer. Inside, the property is beautifully presented and features an entrance porch, hallway, living room, dining room, kitchen, rear lobby, and an outhouse/guest WC. Upstairs, you'll find the three bedrooms and a modern shower room. Outside, the property offers plenty of parking space on the front driveway and a spacious rear garden perfect for family enjoyment. Homes like this tend to generate a lot of interest, so if you'd like to arrange a viewing, call us today!

- Spacious Semi-Detached Family Home
- Living Room & Dining Room
- Kitchen & Guest WC/Outhouse
- Three Bedrooms & Shower Room
- Driveway & Large Rear Garden
- 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 double glazed entrance door with double glazed windows, wood effect flooring and an internal entrance door leading through to:

Entrance Hallway

Having a double glazed window to the front elevation, wood effect flooring, radiator and stairs to the first floor accommodation.

Kitchen 8' 4" x 7' 9" (2.55m x 2.36m)

Fitted with a matching range of wall, base and drawer units with worktop which incorporates a sink drainer unit with mixer tap. There is an integrated double oven and hob as well as space for a washing machine. The kitchen benefits from a useful storage cupboard, wood effect flooring, radiator and double glazed window to the side elevation.

Living Room 12' 0" x 14' 4" (3.65m x 4.36m)

A bright and spacious reception room that has wood effect flooring, a radiator and double glazed bay window to the front elevation.



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Dining Room 10' 11" x 12' 6" (3.34m x 3.80m)

A second good sized reception room with wood effect flooring, a radiator and double glazed sliding patio door leading out into the rear garden.

Rear Lobby

Having two glazed panel exterior doors and a door leading through into the:

Outouse/Guest WC 9' 1" x 4' 11" (2.78m x 1.51m)

Fitted with a WC and wash hand basin and having a double glazed window to the side elevation.

First Floor Landing

Having a loft access point, storage cupboard and double glazed window to the side elevation.

Bedroom One 11' 0" x 12' 6" (3.35m x 3.82m)

A double bedroom with a radiator and double glazed window to the rear elevation.

Bedroom Two 9' 2" x 10' 8" (2.79m x 3.24m)

A second double bedroom with a radiator and double glazed window to the front elevation.

Bedroom Three 6' 0" x 9' 7" (1.84m x 2.91m)

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

Shower Room 5' 5" x 7' 4" (1.66m x 2.24m)

Fitted with a white suite which includes a WC, pedestal wash hand basin and shower cubicle fitted with an electric shower, chrome towel radiator, tile effect flooring and two double glazed windows.

Outside - Front

This lovely property is approached over a concrete and gravel front driveway allowing for ample parking.

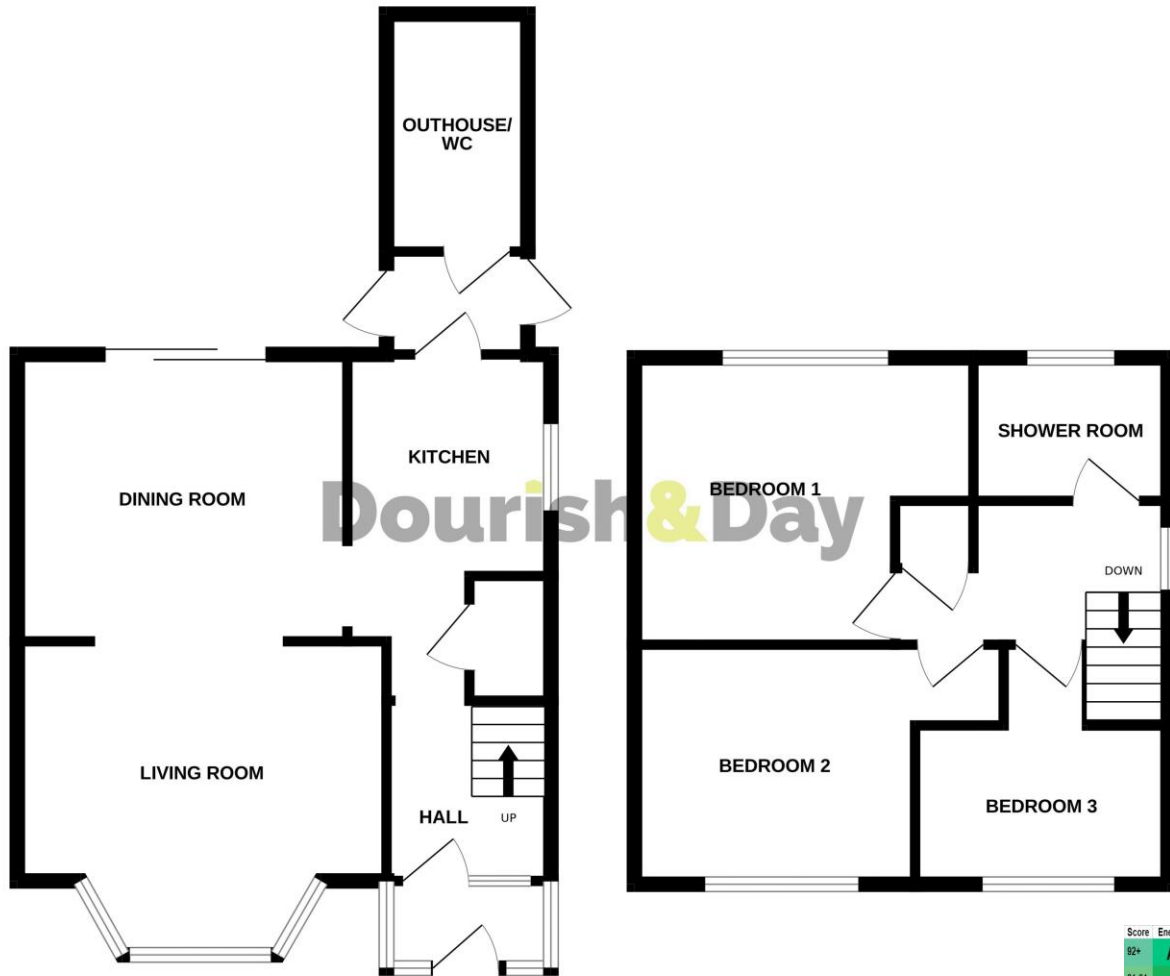
Outside - Rear

A good sized rear garden which is lawned with planting beds and also having a paved patio seating area.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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