



£250,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Weeping Cross Stafford

Falmouth Avenue Weeping Cross
Stafford Staffordshire



Attention first-time buyers and investors! A fantastic opportunity awaits with this three-bedroom semi-detached home in the sought-after area of Weeping Cross.

Perfectly positioned near local shops, amenities and excellent schooling, this property offers both convenience and comfort, with easy access to Stafford's town centre and the mainline train station just a short drive away. As you step inside, you're greeted by a bright and welcoming entrance hall that leads into a spacious living room, a separate dining room, and a well-appointed kitchen—ideal for family living and entertaining. The first floor features three well-sized bedrooms, providing plenty of space for everyone, along with a family bathroom. Outside, the property enjoys a charming front garden and a private, enclosed rear garden—perfect for relaxing, gardening, or hosting gatherings. With no onward chain, this home is ready and waiting for its new owners to bring their vision to life. Do not miss this incredible opportunity—call us today to book your viewing!

- Three Bedroom Semi Detached Home
- Living Room, Dining Room & Kitchen
- Three Bedrooms & Bathroom
- Front Garden & Enclosed Private Rear Garden
- Located In A Highly Desirable Location
- Modernising Required, 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 Porch

Accessed through a double glazed sliding door having vinyl flooring and an entrance door leading to:

Entrance Hall

Having understairs storage cupboard, wood effect laminate flooring, radiator and stairs leading up to the first floor landing.

Living Room 12' 11" x 10' 3" (3.94m x 3.13m)

Having a gas fire set onto a marble hearth and Adam style surround, wood effect laminate flooring, radiator and double glazed window to the front elevation.

Dining Room 10' 9" x 8' 10" (3.28m x 2.70m)

Accessed through glazed double doors leading into a spacious dining room having wood effect laminate flooring, radiator and double glazed door and double glazed window to the rear elevation.



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Kitchen 10' 8" x 7' 5" (3.26m x 2.26m)

Having a range of matching base and eye level units with fitted work surfaces and an inset single bowl sink unit with chrome mixer tap. A range of built-in cooking appliances including an oven with a four ring electric hob, space for plumbed appliances, tiled walls, wood effect vinyl flooring and double glazed window to the side elevation.

First Floor Landing

Access to loft space and double glazed window to the side elevation.

Bedroom One 13' 0" x 9' 11" (3.97m x 3.02m)

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

Bedroom Two 10' 11" x 9' 11" (3.32m x 3.02m)

A second double bedroom having an airing cupboard with wall mounted gas central heating boiler inside, radiator and double glazed window to the rear elevation.

Bedroom Three 10' 0" x 6' 5" (3.04m x 1.96m)

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

Bathroom 7' 3" x 6' 4" (2.21m x 1.94m)

Having a white suite comprising of a panel bath with electric shower over a glazed screen and chrome mixer tap, pedestal wash basin with chrome mixer tap and low level WC. Part tiled walls, tiled effect vinyl flooring, radiator and double glazed window to the rear elevation.

Outside - Front

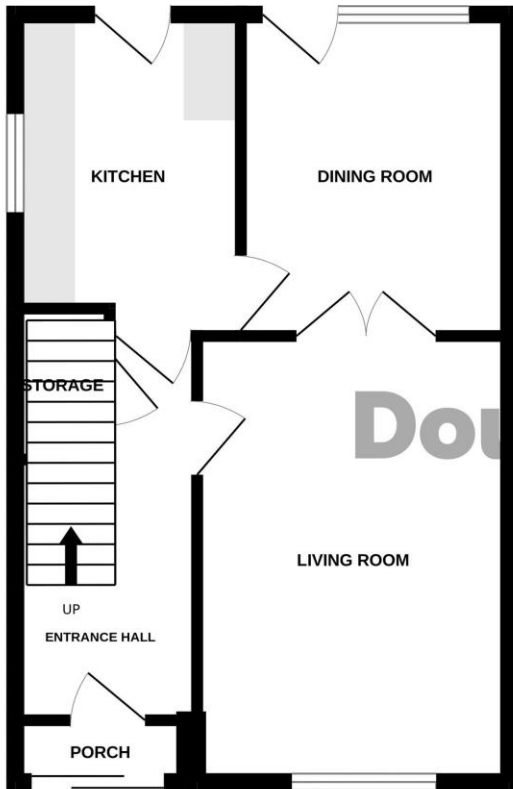
Having a paved walkway leading to the entrance porch, lawned garden to the side with matured shrubs and flowers and a side wooden gate gives access to the rear garden.

Outside - Rear

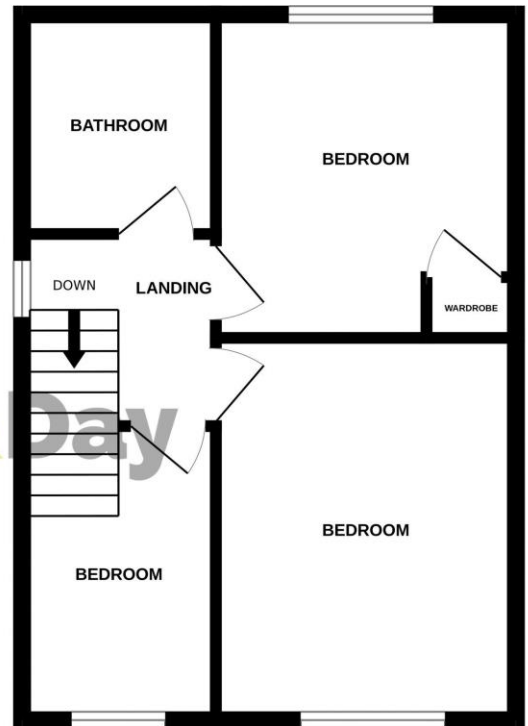
Enclosed by wooden fence panelling having a greenhouse, garden shed and paved seating area with brick steps leading onto a lawned garden with matured shrubs and flowers.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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