



£190,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

£ COUNCIL TAX BAND: B

## Gnosall Stafford

Impstones Gnosall  
Stafford Staffordshire



**Calling all first-time buyers and investors! Are you searching for a project where you can unleash your creative ideas? Look no further than this three-bedroom semi-detached home in the highly desirable village of Gnosall.**

This property is brimming with potential and awaits a fresh vision to transform it into a dream home. Step inside to discover a welcoming entrance hall that leads to a spacious living/dining area, a functional kitchen, a guest WC, and a rear entrance hall that adds extra convenience. On the first floor, you'll find three well-sized bedrooms, a bathroom, and a separate WC. Outside, the property offers a front lawned garden and an enclosed private rear garden—perfect for gardening enthusiasts or creating your own outdoor oasis. With No Onward Chain, this home is ready for its new owners to bring it to life. Don't miss out on this fantastic opportunity—call us today to arrange your viewing appointment!

- Three Bedroom Semi Detached Family Home
- Large Living/Dining Room, Kitchen & Guest WC
- Three Bedrooms, Bathroom & Separate WC
- Front Garden & Private Enclosed Rear Garden
- Located In A Highly Desirable Village

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 Hall

Accessed via a double glazed entrance door with stairs leading to the first floor landing and radiator.

## Living/Dining Room 20' 5" x 12' 1" (6.22m x 3.68m)

A spacious living/dining room with a gas fire set into a bricked surround with tiled hearth, two radiators and double glazed windows to the front and rear elevation.

## Kitchen 10' 5" x 9' 5" (3.17m x 2.87m)

Having a matching range of base and eye level units with fitted work surfaces and inset stainless steel single bowl sink unit with chrome taps, space for a cooker and further appliances, tiled splashbacks, tile effect vinyl flooring, radiator, double glazed window to the rear elevation and double glazed door to the rear elevation.

## Rear Hall 10' 4" x 6' 1" (3.15m x 1.86m)

A versatile space having a storage cupboard, wall mounted gas central heating boiler, double glazed door to the front elevation and double glazed window to the front elevation.



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)

**Guest W/C** 4' 6" x 2' 9" (1.36m x 0.85m)

With a close coupled WC and wood effect laminate flooring.

**First Floor Landing**

With loft access.

**Bedroom One** 10' 9" x 12' 0" (3.28m x 3.67m)

A double bedroom having an over stairs storage cupboard, radiator and double glazed window to the front elevation.

**Bedroom Two** 9' 7" x 12' 0" (2.91m x 3.67m)

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

**Bedroom Three** 10' 8" x 6' 2" (3.26m x 1.89m)

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

**W/C** 5' 4" x 3' 0" (1.63m x 0.91m)

With a close coupled WC and double glazed window to the side elevation.

**Bathroom** 6' 1" x 12' 3" (1.86m x 3.74m)

Comprising of a panelled bath with chrome taps, separate mains shower set into a cubicle, wash hand basin and vanity unit with chrome taps and cupboard beneath, tiled walls, radiator and double glazed window to the rear elevation.

**Outside - Front**

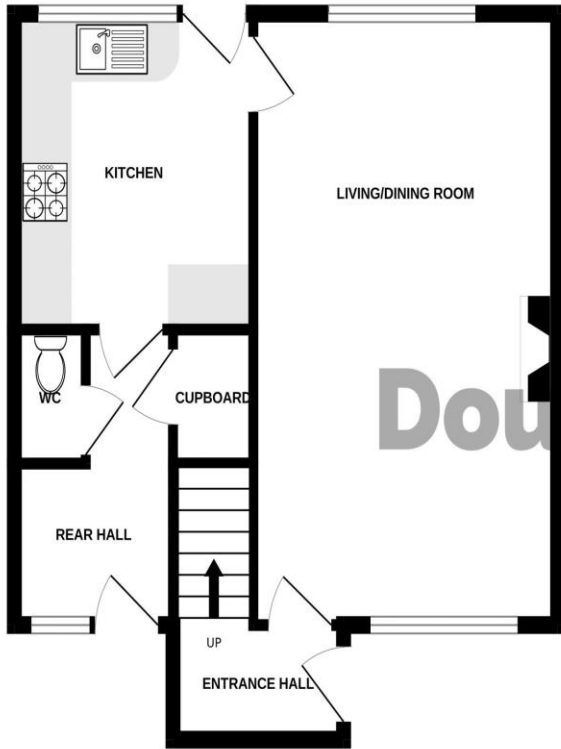
Having a pathway leading to the entrance hall, lawned garden to the side with flowers and shrubs and side access which leads to the:

**Outside - Rear**

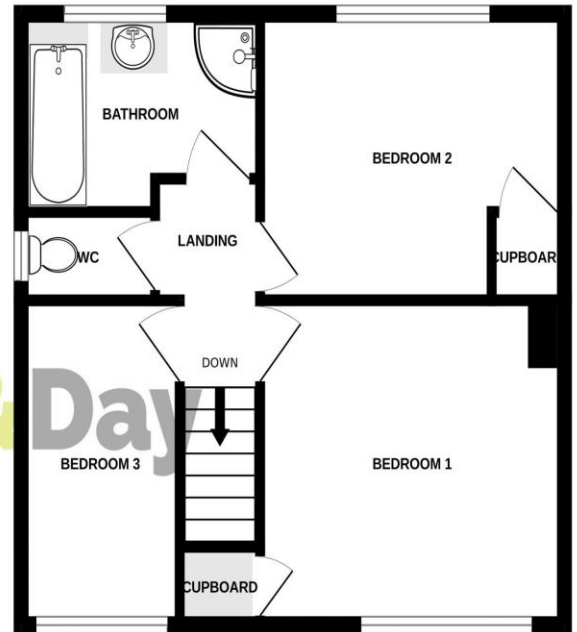
Having a paved seating area with decorative gravelled area, lawned garden to the side comprising of an array of matured shrubs and flowers and two garden sheds.



GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(82+)		
A	(81-81)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Low energy efficient - higher running costs		67	82

England & Wales EU Directive 2002/91/EC  
www.epcrea.com

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



**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