



£260,000

🔑 TENURE: Freehold

📊 EPC RATING: D

£ COUNCIL TAX BAND: C

## Stafford

St. Leonards Avenue  
Stafford Staffordshire

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**Discover this superb 1940s bay-fronted semi-detached family home, perfectly positioned in a highly regarded location within walking distance to Stafford Town Centre, the mainline railway station, reputable schools, and a wide range of shops and amenities.**

This charming property has full central heating throughout and effortlessly combines period features with modern living. Step inside to find an inviting entrance hallway featuring original parquet flooring, setting the tone for the character throughout. The ground floor also offers a guest WC, a cozy living room, a spacious dining room ideal for family gatherings, and a well-appointed breakfast kitchen. On the first floor, there are three generously sized bedrooms, providing plenty of space for a growing family, along with a modern family bathroom. Externally, the property boasts off-road parking, a good-sized rear garden with paved seating areas, perfect for outdoor relaxation and entertaining. Completing the picture is a substantial detached garage offering additional storage or a potential workshop space.

- Three Bedroom 1940's Semi Detached Property
- Spacious Living Room, Dining Room & Kitchen
- Three Spacious Bedrooms & Family Bathroom
- Driveway, Garage & Private Rear Garden
- Close To Stafford's Town & Mainline Train Station

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 double glazed double doors having original tiled flooring and period glazed entrance door with glazed side panels leading to:

## Entrance Hall

Having stairs leading up to the first floor landing, understairs storage cupboard, original parquet flooring and radiator.

## Guest WC 5' 10" x 2' 11" (1.79m x 0.88m)

Having a wash basin with chrome taps, close coupled WC, tiled walls, tiled flooring, radiator and double glazed window to the side elevation.

## Living Room 14' 6" into bay window x 12' 3" (4.43m into bay window x 3.74m)

A spacious living room having a gas fire set onto a marble hearth and wooden surround, original parquet flooring currently carpeted over, radiator and double glazed bay window to the front elevation.

## Dining Room 14' 0" x 10' 10" (4.26m x 3.30m)

Having a gas fire, original parquet flooring currently carpeted over, radiator and double glazed sliding door to the rear elevation.



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## **Kitchen** 17' 0" x 8' 4" (5.17m x 2.55m)

Having a range of matching base and eye level units with fitted work surfaces and an inset stainless steel double bowl sink unit with chrome mixer tap. Space for a cooker and undercounter space for plumbed appliances, tiled splashbacks, wall mounted heater, wall mounted gas central heating boiler set inside a cupboard, radiator, double glazed window to the rear and side elevation and door leading to the rear elevation.

## **First Floor Landing**

Having access to a part boarded loft space via a built in loft ladder with lighting, airing cupboard with shelving and double glazed window to the side elevation.

## **Bedroom One** 14' 2" into bay window x 12' 1" max (4.33m into bay window x 3.69m max)

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

## **Bedroom Two** 14' 2" into wardrobe x 10' 11" (4.32m into wardrobe x 3.32m)

A second double bedroom having two double fitted wardrobes and fitted drawer, radiator and double glazed window to the rear elevation.

## **Bedroom Three** 10' 1" x 8' 5" (3.07m x 2.57m)

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

## **Bathroom** 6' 3" x 7' 1" (1.90m x 2.17m)

Having a champagne suite comprising of a panel bath with chrome taps and separate mains fed shower set into a cubicle with glazed shower screen, pedestal wash basin with chrome taps and close coupled WC. Tiled walls, tiled effect vinyl flooring, radiator and double glazed windows to the front and side elevation.

## **Outside - Front**

Accessed over a shared driveway that leads onto its own driveway with matured shrubs and flowers providing off road parking and giving access to the main entrance porch. The shared driveway gives access to the rear garage and to a wooden gate that leads to the rear garden.

## **Garage**

Accessed through an up and over door, having an inspection pit and glazed side door leading to the rear elevation.

## **Outside - Rear**

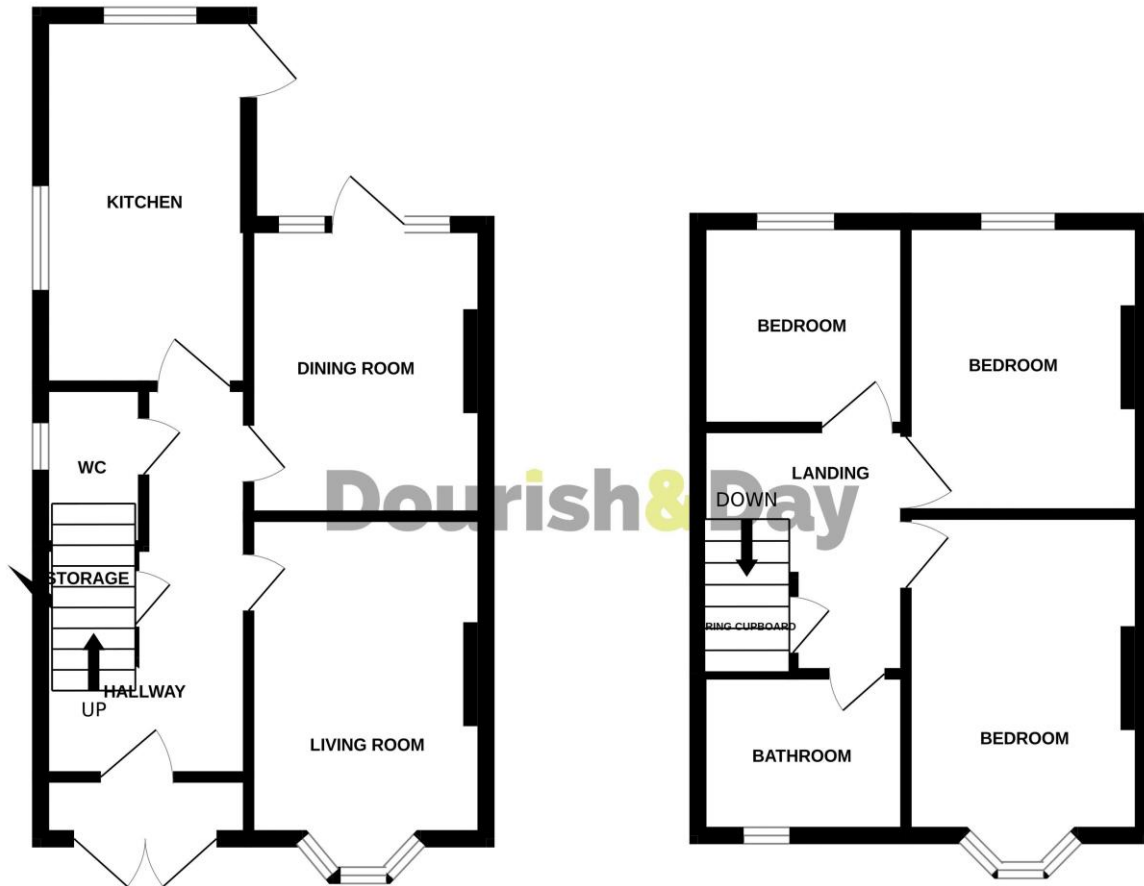
Having a block paved seating area with brick steps leading down to a large lawned rear garden, greenhouse and planting bed area with matured shrubs and flowers.





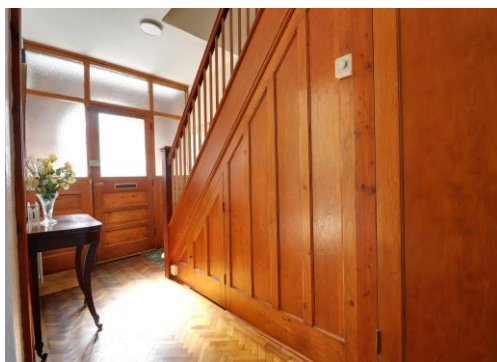
GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 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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