



£195,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **B**

## Stafford

Trinity Gorse  
Stafford Staffordshire ST16



*This delightful two-bedroom semi-detached bungalow is set in a popular area on the north side of Stafford, offering excellent bus routes into the town centre and great commuter links, including easy access to the M6.*

The property features an entrance hall, a spacious living/dining room, a fitted kitchen, two well-proportioned bedrooms, and a bathroom. Externally, the bungalow sits on a generous plot with both front and rear gardens, ideal for outdoor enjoyment, and also benefits from ample off-street parking and a single garage. With No Onward Chain, this home is sure to attract attention, so call us today to book your viewing!

- Two Bedroom Semi-Detached Bungalow
- Spacious Living/Dining Room & Kitchen
- Two Bedrooms & Bathroom
- Driveway, Garage, Spacious Enclosed Rear Garden
- Local Amenities & Great Commuter Links
- 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 Hall

Accessed through a double glazed door and having loft access via a pull down ladder. The loft is fully boarded and has a wall mounted gas central heating boiler. The hallway features a radiator and door to the:

## Living/Dining Room 18' 4" x 10' 10" (5.58m x 3.31m)

A spacious living/dining room having a gas fire set onto a tiled hearth with bricked surround, radiator and double glazed sliding door to the rear elevation.

## Kitchen 8' 1" x 8' 1" (2.47m x 2.46m)

Fitted with matching base and eye level units with an inset stainless steel single bowl sink unit with chrome mixer tap, space for an oven, space for further appliances, tiled splashbacks, tiled flooring, double glazed window to the rear elevation and double glazed door to the side elevation.



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## **Bedroom One** 9' 11" x 11' 11" (3.02m x 3.64m)

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



## **Bedroom Two** 9' 10" x 8' 1" (2.99m x 2.46m)

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



## **Bathroom** 5' 8" x 7' 5" (1.72m x 2.25m)

Having a white suite comprising of a panelled bath with mains shower and mixer taps, pedestal wash basin with chrome taps, close coupled WC, tiled walls, tiled flooring, radiator and double glazed window to the side elevation.



## **Outside - Front**

Approached over a long driveway providing ample off-road parking for several vehicles and having a front lawned garden. The driveway gives access to the entrance door and accessed through a wooden gate which in turn leads to the rear elevation.

## **Garage**

Having an up and over door, glazed window to the rear elevation and double glazed door to the rear elevation.

## **Outside - Rear**

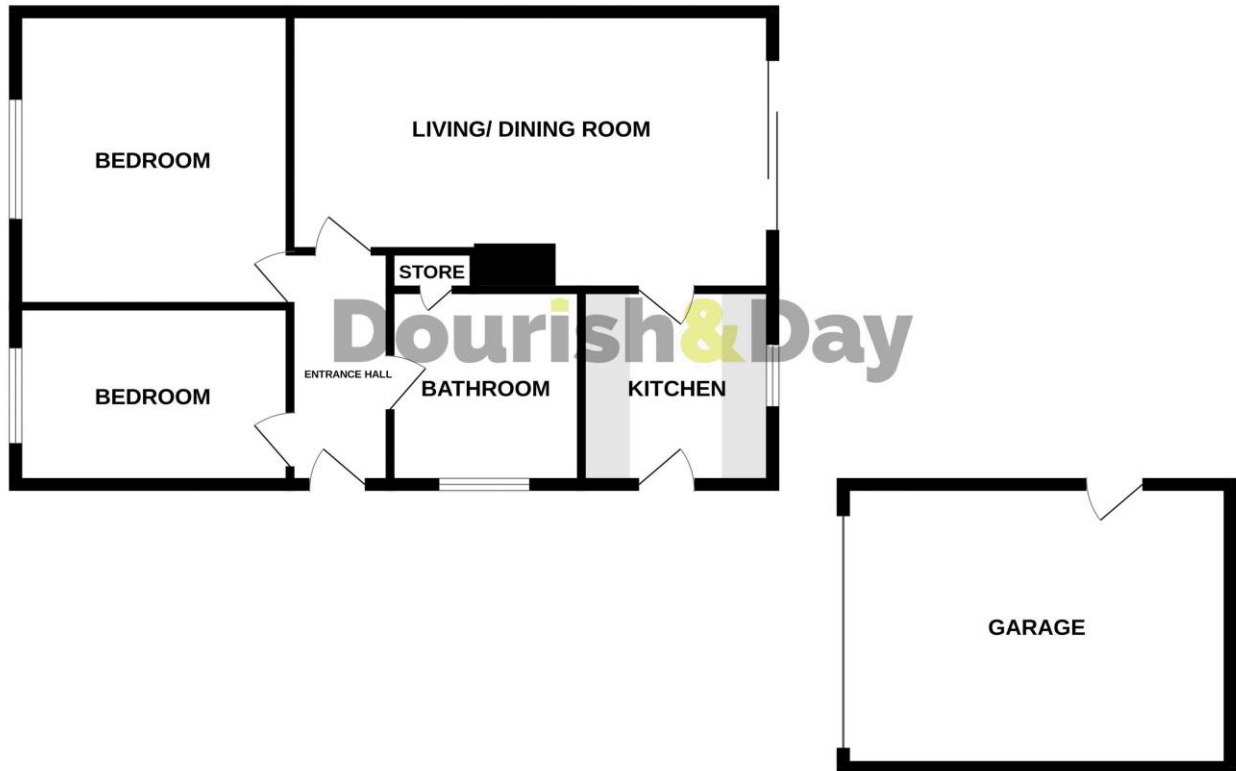
Having a paved seating area with paved steps leading onto a large lawned garden with a planting bed area bordering the garden featuring matured flowers. Enclosed by wooden fence panelling.



## **Agents Note**

The sale of this property is subject to the grant of probate.

## GROUND 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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