



Offers in Excess of  
£250,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: C

## Stafford

Tixall Road  
Stafford Staffordshire



**Are you looking for a property brimming with potential? This three-bedroom home could be the property for which you've been searching! With a delightful feeling this superbly appointed bay fronted semi detached will make you proud to call home!.**

The accommodation includes an entrance porch, hallway, large living room, dining room, and a good size kitchen. Ascending to the first floor there are three good size bedrooms and a family bathroom. Externally there is a large enclosed private rear garden, with a good size driveway providing ample off road parking. Bordering Stafford town centre with an array of amenities including bus routes, popular schooling, train station, retail parks and easy access to The Chase & M6 motorway. Properties like these don't often come to market so take full advantage and call us today to arrange your viewing appointment. This property comes with No Onward Chain.

- Three Bedroom Semi - Offering Huge Potential
- Dining Room, Large Living Room & Kitchen
- Three Good Size Bedrooms & Bathroom
- Driveway & Large Private Rear Garden
- Close To Stafford Town & Cannock Chase
- 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 entrance door with double glazed side panel to the front elevation and benefitting from tiled flooring. A further double glazed door leads through to the entrance hallway.

## Entrance Hallway

Having stairs off, rising to the first floor landing & accommodation with a useful understairs storage cupboard, wood effect laminate flooring, a radiator and a double glazed window to the side elevation.

**Dining Room** 13' 0" x 10' 7" (3.96m x 3.23m) maximum into bay window recess  
Featuring a double glazed bay window to the front elevation and having a radiator.

**Living Room** 21' 6" x 9' 6" (6.56m x 2.90m)

A spacious reception room featuring an inset gas fire set within the chimney breast. There is a radiator, part-wood effect laminate flooring and double glazed French doors to the rear elevation.



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## **Kitchen** 17' 4" x 5' 9" (5.28m x 1.75m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel 1.5 bowl/sink drainer with mixer tap over and having spaces for kitchen appliances. There is ceramic splashback tiling, wood effect laminate flooring, a radiator, a double glazed door to the side elevation & double glazed window to the rear.

## **First Floor Landing**

Having a glazed window to the side elevation and internal doors off, providing access to all bedrooms & bathroom.

## **Bedroom One** 13' 6" x 9' 9" (4.12m x 2.98m)

A spacious double bedroom which features a double glazed window to the front elevation, two fitted double wardrobes and a radiator.

## **Bedroom Two** 11' 1" x 8' 11" (3.37m x 2.72m)

A second double bedroom also featuring two fitted double wardrobes and having a radiator and a double glazed window to the rear elevation.

## **Bedroom Three** 7' 8" x 6' 1" (2.33m x 1.85m)

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

## **Bathroom** 6' 8" x 6' 0" (2.03m x 1.82m)

Fitted with a white suite comprising of a low-level WC, a wash hand basin set into top with a chrome mixer tap over and a panelled bath with a chrome mixer tap & electric shower over. The room also benefits from having ceramic tiled walls, a radiator and a double glazed window to the front elevation.

## **Outside Front**

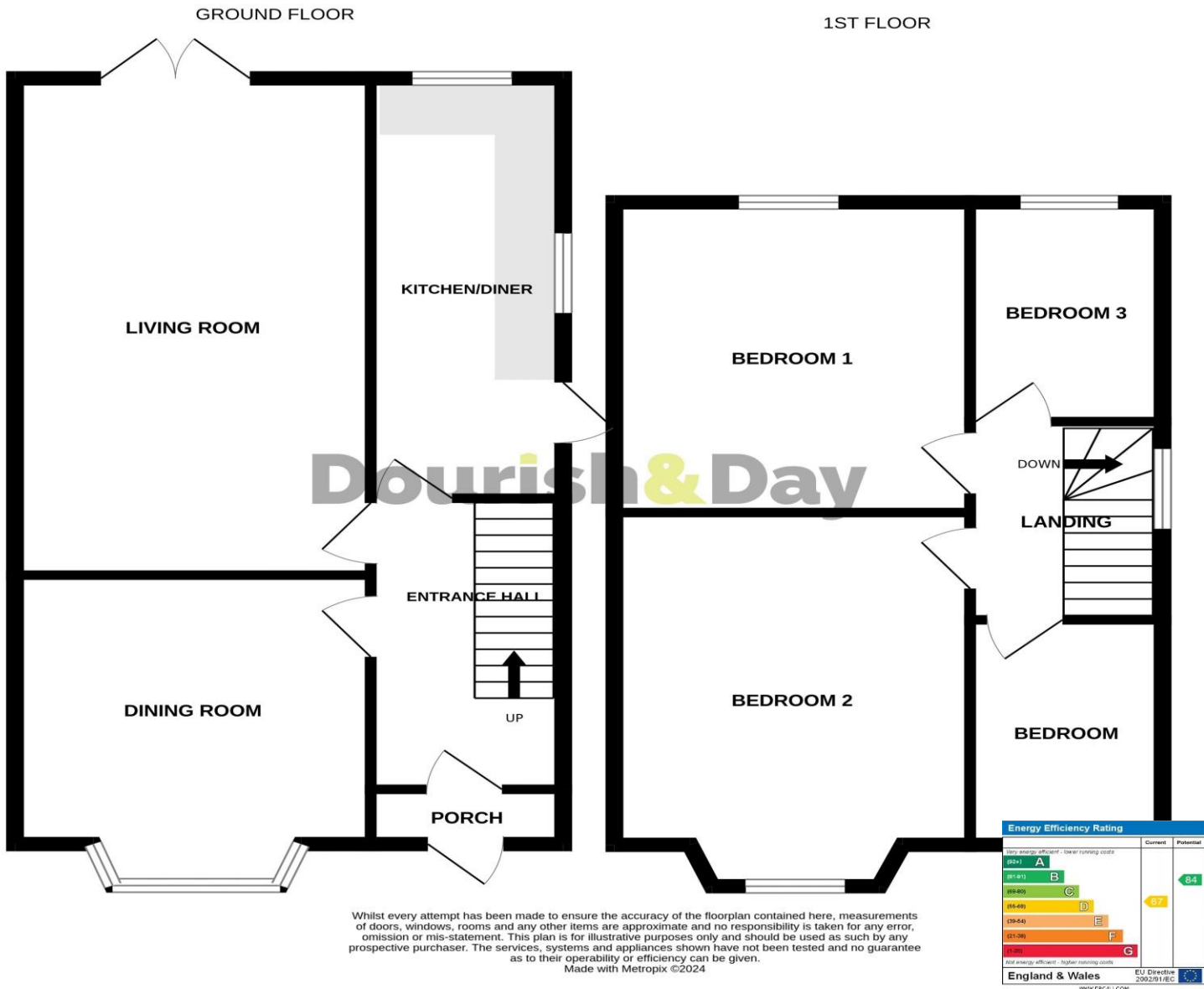
The property is approached over a large gravelled driveway which provides ample off street vehicle parking and access to the main entrance door to the front elevation with double timber gates to the side of the property and a variety of plants & shrubs.

## **Outside Rear**

A large rear garden which features a decked seating area with steps leading down to a large lawned garden area with a variety of established plants, trees & shrubs and is enclosed by timber panelled fencing. In addition, there is also a wildlife pond.







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