



£210,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: C

## St. Marys Gate Stafford

Dewsbury Crescent St. Marys Gate  
Stafford Staffordshire



***This immaculately presented home benefits from having the remainder of its NHBC warranty and boasts spacious room proportions whilst being presented to the finest of standards throughout!***

The accommodation boasts an entrance hall, guest WC and spacious lounge/diner, as well as a wonderfully fitted kitchen. Meanwhile, to the first floor are two double bedrooms and a family bathroom. Externally, there is a lawned front garden with a tarmac driveway providing ample off-road parking to the side, secured gated side access leading to the enclosed rear garden having a paved seating area and low maintenance slate area. Within a short distance to the town centre and great schooling catchments so book in your viewing today and we are sure you will not be left disappointed!

- Modern End Terraced Property
- Two Double Bedrooms & Bathroom
- Spacious Lounge/Diner With French Doors
- Contemporary Fitted Kitchen With Appliances
- Guest WC & Family Bathroom
- Driveway & Landscaped Rear Garden

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 Hallway

Approached through a composite double glazed front entrance door leading through to the hallway which has a radiator with decorative over, staircase leading to the first floor accommodation, tiling to the floor and doors to the downstairs guest WC, lounge/diner and kitchen.

## Guest WC

Fitted with a low level WC and corner wash basin with tiled splashback and having a radiator and double glazed window to the side.

## Lounge/Diner 14' 1" x 13' 7" (4.3m x 4.14m)

A generous size main reception room having double glazed French doors leading out onto the rear garden, understairs storage cupboard and radiator.

## Kitchen 9' 10" x 6' 8" (3.0m x 2.02m)

Fitted with a range of contemporary base units with work surfaces over to three sides and inset stainless steel sink unit with drainer and mixer tap. There are matching wall cupboards which integrate a cooker hood above a four ring gas hob and separate integrated oven. Further appliances include integrated fridge-freezer, dishwasher and washing machine. There is a double glazed



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)

window to the front, tiling to the floor and a cupboard housing the gas central heating boiler.

## First Floor Landing

There are internal doors off the landing to the two bedrooms, family bathroom and having access to the loft space.

## Bedroom One 13' 7" x 9' 2" (4.14m x 2.8m)

Having two double glazed windows to the rear and radiator.

## Bedroom Two 8' 7" x 13' 7" (2.61m x 4.14m)

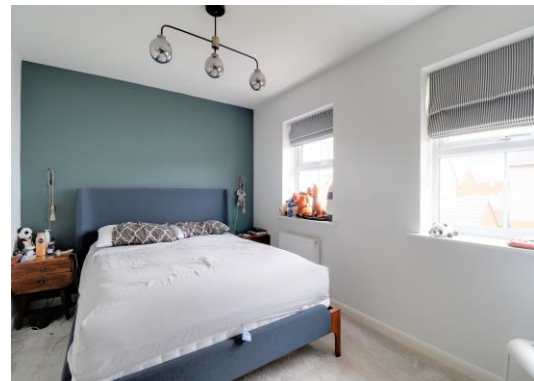
Also having two double glazed windows to the front, radiator and featuring built-in wardrobes.

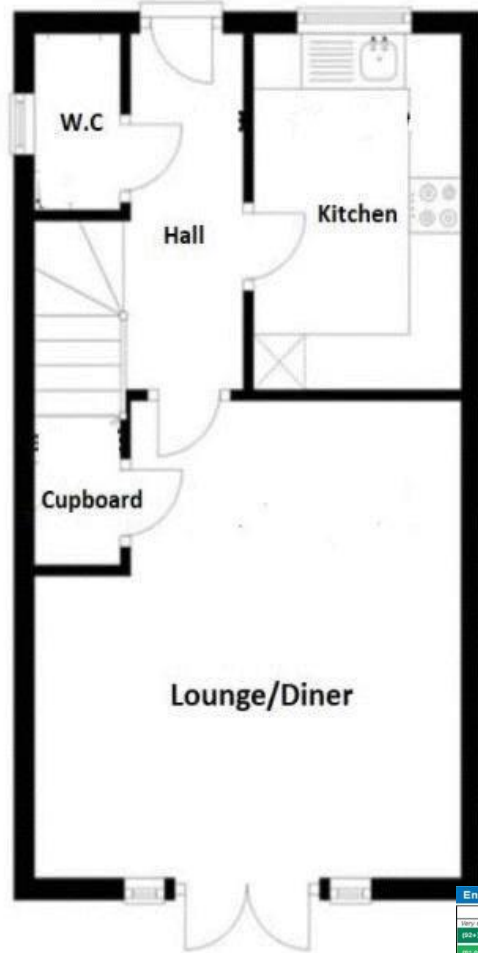
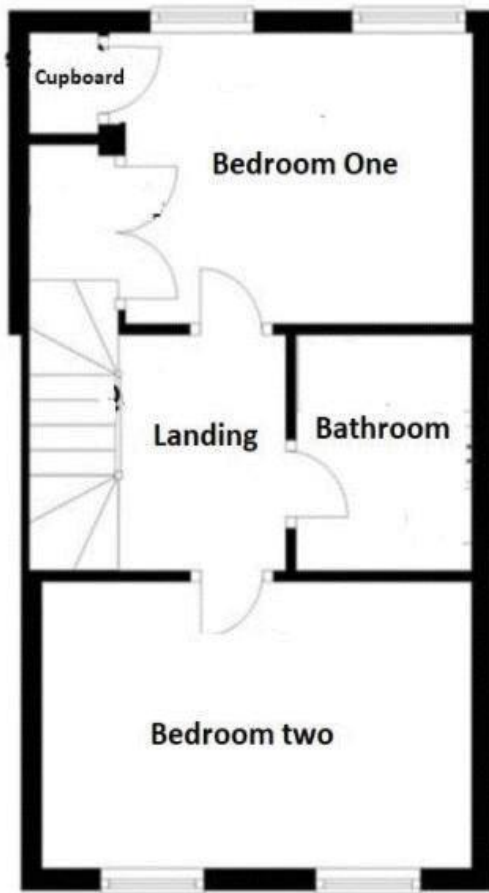
## Bathroom

Fitted with a contemporary suite comprising low-level WC, pedestal wash hand basin and a panelled bath with chrome mixer tap and shower over. There is part tiling to the walls, tiling to the floor, extractor fan and a heated towel radiator.

## Externally

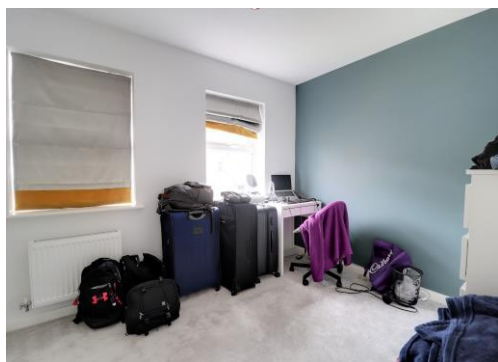
The home sits behind a lawned front garden with tandem driveway and side gate leading to the rear garden. The enclosed rear garden has a paved patio leading onto a lawn with raised sleeps flowerbeds stocked with young plants. There is a gate to the side leading to the front garden and an outside water tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		97
A	(81-91)		
B	(69-80)		83
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(17-28)		
G	(1-16)		
Not energy efficient - higher running costs			

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



**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