



Offers Over £250,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

## Parkside Stafford

Chartley Close Parkside  
Stafford Staffordshire



**Attention home buyers! If you're looking for a newly modernised family home, this three-bedroom end terrace could be perfect for you.**

The ground floor offers a bright open-plan entrance hall, a stylish kitchen, a spacious living and dining room, plus a utility room and guest WC for added convenience. Upstairs, you'll find three generously sized bedrooms and a modern family bathroom. Outside, the property boasts a good-sized driveway leading to a garage store and a private rear garden. Situated in the highly desirable Parkside area, within walking distance to local amenities and a primary school, this home ticks all the boxes. With vacant possession and no upward chain, it's an opportunity not to be missed. Act fast and call us today to arrange a viewing!

- Newly Renovated Three Bedroom End of Terrace
- Open Plan Living/Dining/Kitchen, Utility & Guest WC
- Three Good Size Bedrooms & Family Bathroom
- Driveway, Garage Store & Enclosed Private Rear Garden
- Close To Stafford Town & M6
- 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



## **Open-Plan Living, Kitchen & Dining Space** 22' 7" x 19' 1" (6.89m x 5.81m)

Accessed through a double glazed composite entrance door to the front elevation featuring a media wall with inset electric fire, herringbone wood effect flooring. The living room flows into the kitchen area, which is fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset twin bowl sink with chrome mixer tap over and a range of integrated/fitted kitchen appliances including; electric oven, electric hob & extractor hood over. There is a radiator, double glazed windows to both the front & rear elevations and double glazed double doors to the rear elevation opening out to the garden.

## **Utility Room** 5' 9" x 8' 5" (1.75m x 2.57m)

Having fitted base units with under-counter space for plumbed appliances. There is herringbone patterned wood effect flooring and a radiator.

## **Guest WC** 3' 10" x 6' 3" (1.16m x 1.91m)

Fitted with a white suite comprising of a low-level WC and a wash hand basin set into top with chrome mixer tap over and storage beneath. There is a fitted storage cupboard and a radiator.



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## First Floor Landing

Having loft access.

### Bedroom One 14' 5" x 8' 9" (4.39m x 2.67m)

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

### Bedroom Two 10' 6" x 10' 1" (3.19m x 3.07m)

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

### Bedroom Three

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

### Bathroom 5' 7" x 7' 0" (1.70m x 2.14m)

Fitted with a white suite comprising of a low-level WC, a wash hand basin set into top with chrome mixer tap over & storage beneath, and a panelled bath with mixer-fill tap & hand-held shower attachment and mains-fed shower over with screen. There is splashback tiling, downlights, radiator and a double glazed window to the rear elevation.

## Outside Front

The property sits behind a lawned foregarden and is approached over a block paved driveway providing off-street vehicle parking and access to the main entrance door & garage.

## Garage/Store

Accessed through an electrically operated roller shutter garage door to the front elevation and accommodating a gas central heating boiler. Measurements: TBC (unable to gain access).

## Outside Rear

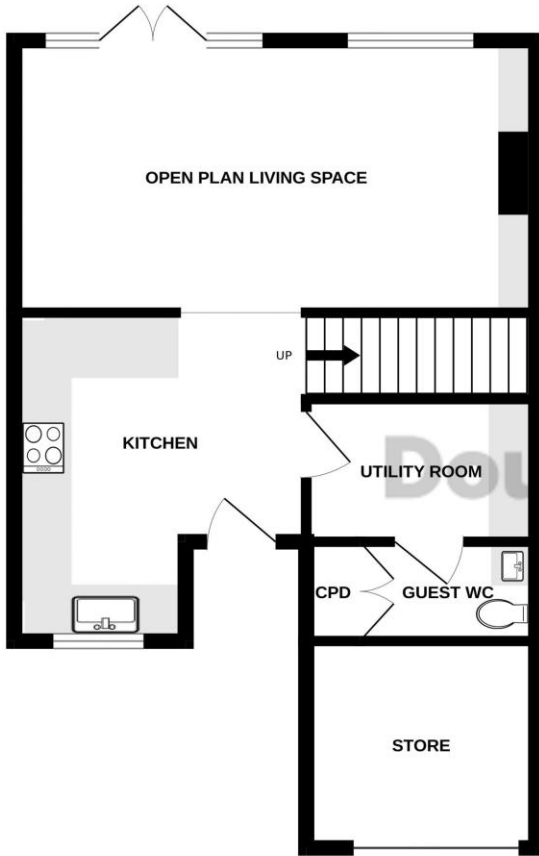
An enclosed rear garden which has an outdoor paved seating area leading onto a lawned garden with borders housing a variety of established plants & shrubs. The garden is enclosed by timber panelled fencing.

## ID Checks

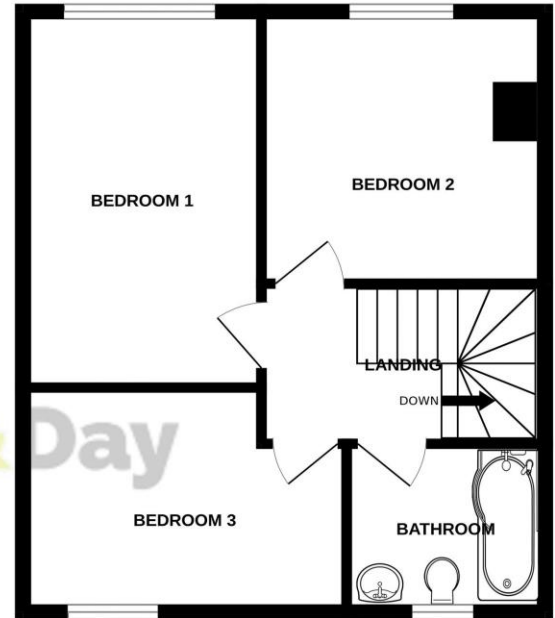
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GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Energy efficient - lower rating costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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