



£195,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

## Doxey Stafford

The Crescent Doxey  
Stafford Staffordshire



**Looking for the perfect investment, your first home, or the ideal downsizing opportunity without the stress of renovations? Look no further!**

This beautifully refurbished two-bedroom semi-detached home offers everything you need to move straight in and start enjoying your new space. Immaculately presented throughout, the ground floor features an inviting entrance porch, a welcoming hallway, a newly fitted modern kitchen, and a spacious living room. Upstairs, you'll find two generously sized bedrooms and a stylish, newly fitted bathroom. Outside, the property boasts ample off-street parking and a well-maintained rear garden, perfect for relaxing or entertaining. Offered with No Upward Chain, this home is ready and waiting for its next lucky owner. Don't miss out on this fantastic opportunity—call us today to arrange your viewing before it's too late!

- Fully Refurbished Two Bedroom Semi Detached Home
- Spacious Living Room & Kitchen
- Two Double Bedrooms & Refitted Bathroom
- Driveway & Enclosed Private Rear Garden
- Close To Staffords 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

Being accessed through a double glazed entrance door and having a double glazed window and tiled floor. A double glazed door leads into:

## Entrance Hall

Having stairs leading to the first floor landing with understairs storage cupboard and radiator.

## Living / Dining Room 14' 4" x 12' 7" (4.37m x 3.83m)

A spacious living / dining room having an electric fire set in an Adams style wooden fire surround, radiator and double glazed window and double glazed door giving views and access to the rear garden.

## Kitchen 10' 1" x 6' 4" (3.07m x 1.94m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including an electric oven, four ring gas hob with cooker hood over and fridge freezer. Further appliance space, tiled floor, wall mounted gas boiler located within a cupboard and double glazed window to the front elevation.



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## First Floor Landing

Having access to loft space and airing cupboard.

## Bedroom One 9' 3" x 9' 4" (2.83m x 2.84m)

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

## Bedroom Two 8' 1" x 12' 8" (2.47m x 3.85m)

A second double bedroom having a radiator and two double glazed windows to the front elevation.

## Bathroom 6' 9" x 5' 8" (2.06m x 1.73m)

Having a white suite comprising of a panelled bath with a mains shower over and glazed screen and chrome mixer tap, wash hand basin set into a vanity unit with chrome mixer tap and cupboard beneath and a WC with an enclosed cistern. Splashback walls, tiled floor, chrome towel radiator and double glazed window to the side elevation.

## Outside - Front

The property is approached over a tarmac driveway with a further gravelled area. There are a variety of shrubs and maturing hedges. Gated access leads to:

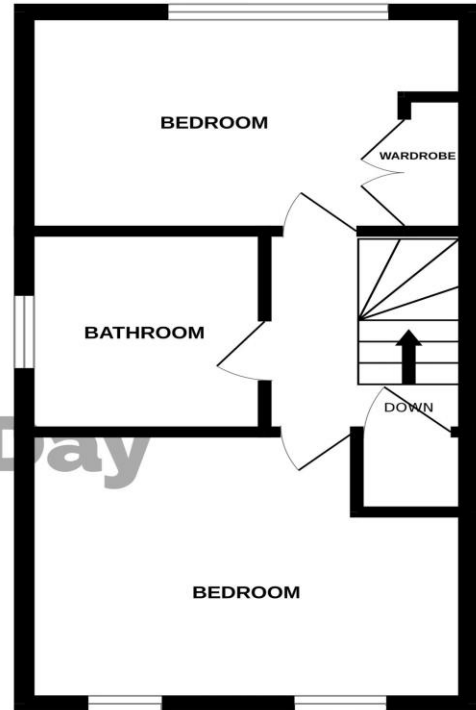
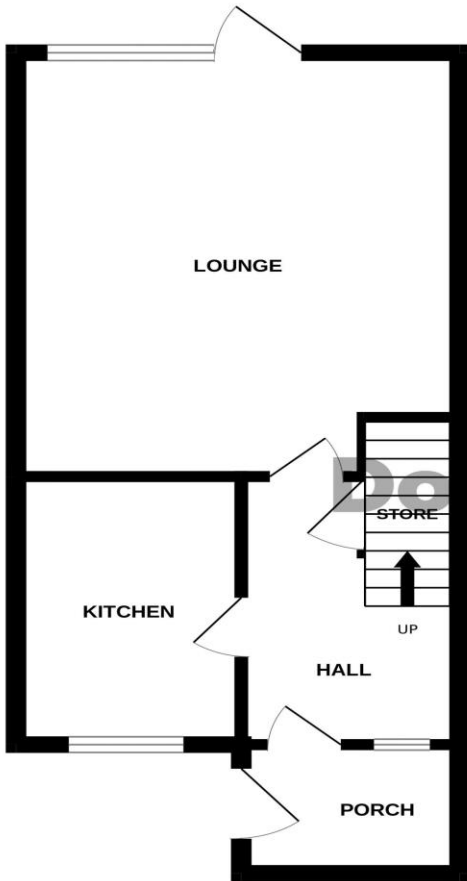
## Outside - Rear

Having a paved seating area overlooking the remainder of the garden being mainly laid to lawn. The garden shed is included in the sale and the garden is enclosed by panel fencing.



GROUND FLOOR

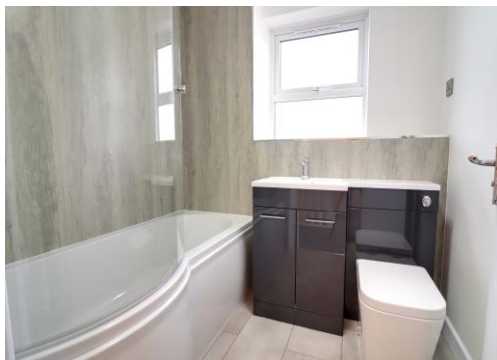
1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lowest running costs</small> <small>(92+)</small>			
A			
B			
C			
D			
E			
F			
G			
<small>Not energy efficient - higher running costs</small> <small>(29-35)</small>			
		71	87
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	

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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