



£330,000

🔑 TENURE: **Freehold** 📊 EPC RATING: **D** 💰 COUNCIL TAX BAND: **C**

## Stafford

Eccleshall Road  
Stafford Staffordshire



***Older semi-detached homes can sometimes fall short when it comes to space for a growing family, but this extended property is a standout exception.***

This charming bay-fronted home boasts surprisingly generous living space, enhanced by a large side and rear extension—perfect for a growing family in need of extra room. Just a stone's throw from the vibrant town centre, you'll enjoy the convenience of local amenities right on your doorstep. Commuters will love the easy access to mainline rail links and the nearby motorway junction, making travel a breeze. A perfect blend of comfort, space, and practicality in an unbeatable location!

- Extended Semi-Detached House
- Two Reception Rooms & Spacious Breakfast Kitchen
- Downstairs WC, En-Suite & First Floor Bathroom
- Master Bedroom Has Walk Through Dressing Area
- Driveway & Attached Garage
- Enclosed Most Lawned 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](mailto:hello@dourishandday.co.uk)



## Introduction

Sometimes older semi-detached homes just don't provide the accommodation to satisfy a growing family but this extended home is definitely the exception. There is a porch to the front leading into the hallway with useful cloaks cupboard and stairs leading to the first floor. A front facing bay windowed dining room provides for formal dining or second living room if needed. The lounge has a marble fireplace and has double doors opening into the large extended breakfast kitchen with French doors to the rear garden. Off the kitchen is an inner hall area where you will find the guest WC and door to the garage which houses the gas central heating boiler. Upstairs, there are three double bedrooms, the master bedroom now has a walk through dressing area and en-suite shower room and a family bathroom completes the accommodation.



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**Entrance Porch**

**Hallway**

**Lounge** 12' 0" x 13' 9" (3.66m x 4.2m)

**Dining Room** 11' 10" x 10' 2" (3.6m x 3.1m)

**Extended Breakfast Kitchen** 16' 6" x 10' 3" (5.03m x 3.12m)

**Guest WC**

**First Floor Landing**

**Bedroom One** 11' 0" x 9' 4" (3.36m x 2.84m)

**Walk Through Dressing Area** 5' 11" x 6' 11" (1.81m x 2.1m)

**En-Suite Shower Room** 4' 11" x 6' 9" (1.5m x 2.05m)

**Bedroom Two** 14' 2" x 10' 2" (4.31m x 3.09m)

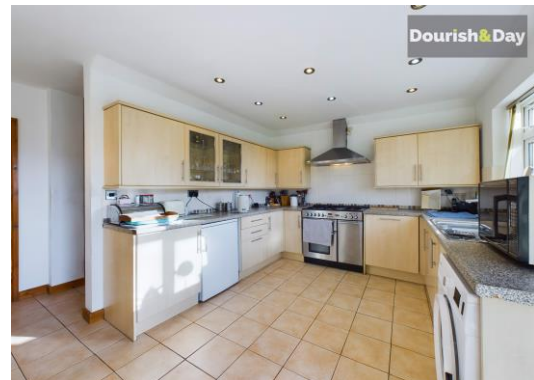
**Bedroom Three** 10' 2" x 10' 1" (3.1m x 3.07m)

**Family Bathroom** 6' 11" x 7' 10" (2.1m x 2.38m)

**Attached Garage** 17' 10" x 9' 0" (5.44m x 2.74m)

## ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

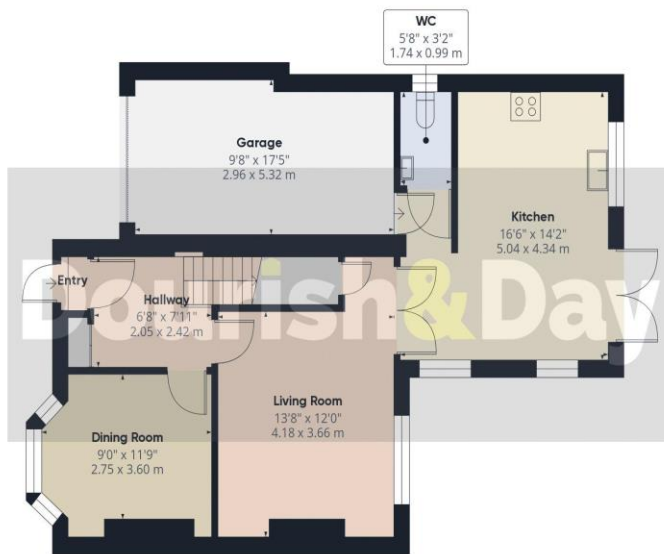


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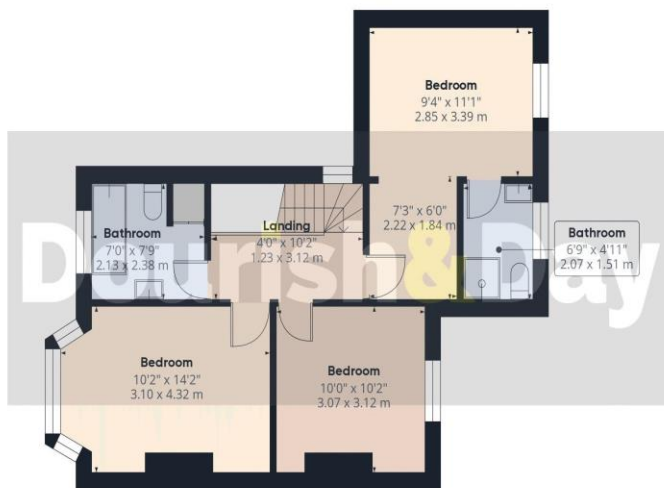
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Floor 0



Floor 1

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

Approximate total area<sup>(1)</sup>  
1279.62 ft<sup>2</sup>  
118.88 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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