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Clothier & Day

Independent Estate & Letting Agents

28 GLENDOWER CLOSE, GNOSALL, NR STAFFORD, ST20 0BP

GOOD SIZE 3 DOUBLE BEDROOM DETACHED HOUSE WITH NO UPWARD CHAIN



OFFERS IN THE REGION OF: £245,000

DIRECTIONS: Leave Stafford town centre via the A518 Newport Road. Continue through the village of Haughton, and then onto Gnosall. At the mini island turn left onto Station Road (A518) towards Newport. Take the third turning on the right into Glendower Close. Number 28 can be found on the left hand side of the road evidenced by a Clothier & Day for sale board.

The popular village of Gnosall is to the south west side of the county town of Stafford. Gnosall is on the main A518 Newport Road, and is conveniently situated approximately 5.5 miles from Stafford town centre, with its wide range of high street shops, mainline Intercity railway station and general hospital. Stafford has direct access to the national motorway network via the M6, which also gives access to the M6 Toll Road.

Accommodation in brief: **PORCH. THROUGH RECEPTION HALLWAY. FAMILY LOUNGE. DINING ROOM. FITTED KITCHEN. CONSERVATORY. 3 DOUBLE BEDROOMS. LARGE BATH & SHOWER ROOM. UPVC DOUBLE GLAZED. GAS CENTRAL HEATING. GARAGE. AMPLE DRIVEWAY PARKING FOR SEVERAL VEHICLES. FULLY ENCLOSED GARDEN. POPULAR VILLAGE LOCATION. IMPROVEMENTS REQUIRED THROUGHOUT. INTERNAL VIEWING IS ESSENTIAL TO APPRECIATE THE POTENTIAL OF THIS PROPERTY. BENEFITS FROM NO UPWARD CHAIN.**

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The property is entranced via UPVC double glazed double doors providing access to the fully enclosed Porch having light and carpeted floor. Timber and glazed door then provides access to

RECEPTION HALLWAY Having stairs to First Floor. Door to Lounge, rear Kitchen and door to under stairs storage cupboard. Central heating system thermostat. Coving to ceiling. Panel radiator. Telephone point. Power point. Smoke alarm.

LOUNGE (4.62m (15ft 2ins) max x 3.54m (11ft 3ins) to side of chimney breast) This good size family Lounge has a front facing UPVC double glazed bay window. Panel radiator. Power points. Coving to ceiling. Tiled hearth, brick surround and timber mantle, inset electric fire. Door to

DINING ROOM (3.47m (11ft 5ins) x 2.72m (8ft 9ins)) Having rear facing aluminium double glazed sliding doors providing access to the Conservatory. Coving to ceiling. Panel radiator. Power points. Door to Kitchen.

CONSERVATORY (3.07m (10ft 1ins) x 3.05m (10ft 1ins)) Being of a brick dwarf wall and UPVC double glazed construction. Side facing UPVC double glazed doors providing access to the patio area. Television aerial point.

KITCHEN (4.12m (13ft 5ins) x 2.12m (6ft 9ins)) Having rear facing UPVC double glazed window. UPVC double glazed door providing access to the patio. Galley style Kitchen with tiled flooring. Wide range of base and wall units in a walnut finish with brass handles. Built-in double oven. Four ring electric hob with extractor overhead. Space for under counter refrigerator and further under counter appliance space. Complementary granite effect work tops. Single bowl anthracite sink and drainer with chrome mixer tap. Splash back tiling around the room. Power points. Smoke alarm. Coving to ceiling. Wall hung Worcester Bosch boiler for both central heating and hot water.

Stairs to

FIRST FLOOR

GOOD SIZE LANDING AREA Having doors to the three good size Bedrooms and large Bathroom. Rear facing UPVC double glazed window. Access to the loft space. Coving to ceiling. Smoke alarm. Power point.

BEDROOM 1 (4.08m (13ft 5ins) x 3.46m (11ft 4ins)) Having front facing UPVC double glazed bay window. Fitted furniture. Power points. Panel radiator.

BEDROOM 2 (3.46m (11ft 4ins) x 3.32m (10ft 11ins)) Having rear facing UPVC double glazed window. Panel radiator. Power points.

BEDROOM 3 (4.08m (13ft 5ins) max) x 3.01m (9ft 10ins)

max) Having front facing UPVC double glazed window. Panel radiator. Power points.

BATHROOM (3.64m (11ft 1ins) x 2.23m (7ft 4ins)) This large Bathroom has rear facing UPVC double glazed window. Pedestal wash hand basin in pale avocado with chrome pillar taps, panel bath in pale avocado with gold effect pillar taps and grab handles, separate walk-in shower with pale avocado shower tray, full height tiling around with glass shower door and decorative panels, electric wall mounted Triton shower with riser rail for the attachment for the shower head. Low level WC with mono-bloc flush. Spot lights to ceiling. Built in airing cupboard housing the hot water cylinder and header tank and shelving for storage.

OUTSIDE

The property has a good size block paved driveway providing ample off road parking for up to three vehicles. To the left hand side there is a good size well maintained lawn laid area, which leads to the front Porch area and integral Garage which is accessed via a metal up and over door and benefits from having power and lighting installed. The rear garden is fully enclosed accessed from the Kitchen, Conservatory or via the side of the property. Good size slab laid patio. Slab step then leads to a gravel area with dwarf wall and step to a good size lawn laid garden area with stocked borders, shrubs and trees providing privacy. The garden is not directly overlooked.

TENURE We are advised Freehold, confirmation to be obtained from the Vendors Solicitors.

SERVICES All mains services are connected. Telephone subject to normal terms and conditions. The gas and electrical appliances mentioned have not been tested by us and Purchasers are therefore advised to undertake their own tests should they consider this necessary.

THE PROPERTY IS OFFERED SUBJECT TO CONTRACT

VACANT POSSESSION UPON COMPLETION

