



## 15 Waterside Court, Gnosall

Offers in the region of **£240,000**

This deceptively spacious 3 Bedroom house offers a lot more for your money than you would first expect! Benefitting from a Downstairs W.C., a Master En-suite, a Lounge/Diner being over 21ft in length and a Garage, it is the perfect family home.

Briefly comprising Kitchen, Lounge/Diner, Downstairs W.C., 3 Bedrooms, En-suite and Bathroom, there are gardens to the front and rear, Garage and parking. Situated close to Gnosall's beautiful canal walks, local amenities and transport links, this quiet cul-de-sac offers an idyllic setting. Gas C.H. and uPVC D.G. NO UPWARD CHAIN! Council tax band C. EPC Rating C

# 15 Waterside Court Gnosall Nr.Stafford Staffordshire

Property entered via front uPVC door into

**Entrance Hallway**  
Access to downstairs rooms and stairs to first floor.

**Downstairs W.C.** 5' 3" x 2' 7" (1.60m x 0.79m)

**Kitchen** 10' 0" x 8' 4" (3.05m x 2.54m)

**Lounge/Diner** 21' 9" max x 9' 10"min (6.62m x 2.99m)

**Stairs rising to** first floor landing which provides access to Bedrooms and Family Bathroom.

**Master Bedroom** 13' 8" x 9' 1" (4.16m x 2.77m) with fitted wardrobes

**En-suite** 6' 9" x 5' 4" (2.06m x 1.62m)

**Bedroom 2** 11' 9" x 9' 0" (3.58m x 2.74m)

**Bedroom 3** 10' 4" x 6' 9" (3.15m x 2.06m)

**Family Bathroom** 5' 9" x 6' 4" (1.75m x 1.93m)

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**VIEWING STRICTLY BY APPOINTMENT ONLY**

## Externally

To the front of the property is a parking in front of the Detached Garage. Low maintenance front garden area and path leading to the front door.

To the rear is an enclosed and attractive garden being a mixture of paved and gravelled areas with ornamental borders and pedestrian gate.

**Detached Garage** 16' 8" x 8' 2" (5.08m x 2.49m)



TOTAL FLOOR AREA- 915 sq.ft. (85.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 intended, measured and sold details of each item have not been tested and no guarantee is to be made as to the accuracy of the drawings and the plan.

# Barker Healey

PROPERTY



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**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.  
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