

Porlock Avenue
Weeping Cross, Stafford



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom semi-detached family home, which has undergone a significant modernisation over the course of the past 4 years.

The property briefly comprises: entrance hallway, lounge with log burner, modern fitted kitchen and dining area with further kitchen units, landing, three well proportioned bedrooms and modern fitted family bathroom. There is also a useful outside storage cupboard.

There is ample parking to front of the property as well as side driveway leading to the detached single garage, plus a generous private rear garden with patio, decking and lawn areas, perfect for families to play and for entertaining guests.

Work carried out on the property over the course of the past 4 years includes: re-plastering, new radiators, all new flooring and internal doors, new gas boiler (2022), new fitted kitchen and bathroom, plus loft boarding with the addition of a pull down ladder.

The space to the side and rear of the property would be ideal for an extension, with provisions for plumbing and electrics already having been taken into consideration for this purpose.

Situated in the south of Stafford the property offers ideal access into Stafford town centre offers a wide range of shopping facilities and cultural attractions. There is good access to junction 13 of the M6 motorway; whilst Stafford itself benefits from local and cross country rail links with a main line service providing connections to London, Manchester Liverpool and Birmingham. The Leasowes Primary School is just over the road and it also falls in to the catchment for Walton High School, both of which are highly regarded.





RECEPTION HALL:

UPVC entrance door, carpeted flooring, ceiling light point, radiator, stairs to the first floor, doorways to the lounge and kitchen.

LOUNGE:

11' 5" x 13' 4" (3.47m x 4.07m)

Feature fireplace with log burner, carpeted flooring, ceiling light point and window to the front.

KITCHEN:

8' 1" x 11' 1" (2.46m x 3.37m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a range cooker, space for a washing machine and dishwasher, large pantry storage cupboard, light point and spot lights, stone tiled flooring, window to the rear, door to the side driveway and doorway into the dining room.

DINING ROOM:

9' 9" x 11' 1" (2.96m x 3.37m)

Further range of fitted wall and base units with cabinets and work tops, space for a dryer and American fridge-freezer, plus desk area, ample space for a dining table and chairs with fitted bench, stone tiled flooring, light point and spot lights, window and door to the rear garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the boarded loft space via a pull down ladder and hatch.

BEDROOM ONE:

10' 6" x 11' 1" (3.20m x 3.38m)

Built in cupboard, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

10' 6" x 13' 5" (3.20m x 4.08m)

Fitted wardrobes, carpeted flooring, ceiling light point, radiator and window to front.





BEDROOM THREE:

7' 5" x 9' 5" (2.25m x 2.88m)

Carpeted flooring, ceiling light point, radiator and window to the front.

FAMILY BATHROOM:

Stunning fitted suite comprising: bath, separate shower cubicle, vanity unit incorporating wash hand basin and cabinets, low level W/C, marble wall tiling and tiled flooring, ceiling spot lights, heated towel rail, fitted wall mirror with LED lighting, and window to rear.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only