

Gordon Avenue

Stafford, ST16 1QQ

John
German





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Guide Price £289,950

A handsome traditional, considerably extended and improved semi detached property with a stunning family and dining kitchen, open plan lounge/sitting room and luxury bathrooms.



Accommodation

Reception hall with a black and white tiled floor and stairs rising to the first floor landing with a useful under stairs cupboard beneath.

A semi open plan lounge and sitting room has a front facing bay window, a attractive fire surround with coal effect fire and oak strip floor which extends into the sitting area that has a cast log burner and patio doors opening to the conservatory which in turn has a French door out to the garden.

An inner lobby/study area has a flagstone floor that extends into the superb family, living and dining kitchen. The kitchen area has a range of cream coloured units with wooden work surfaces, a double bowl sink, island unit incorporating a breakfast bar and an integrated dishwasher. The range cooker is not included in the sale. Downlighting, front facing bay window, ample space for table and sofa and double French style outer doors.

The utility room has space and provision for domestic appliances, flagstone floor which continues into the cloakroom having a low flush w.c and rectangular wash basin with integrated cupboard beneath.

The first floor landing has stairs rising to the second floor loft conversion and access to the four good sized first floor bedrooms in addition to the splendid bathroom with a white suite comprising roll top freestanding bath, pedestal wash basin, low flush w.c, separate shower, chrome accessories, towel radiator and attractive contrasting tiling.

On the second floor a spacious bedroom has three velux rooflights and built in cupboards. There are sloping ceilings in places.

There is also a bathroom with a roll top freestanding bath, pedestal wash basin, low flush w.c, bidet and contrasting tiling.

Outside

Front terraced area and gated drive to the side which in turn leads to the garage that has a roller shutter door plus a side personal door. Terrace style rear garden.

Location

The property is situated in a convenient location within easy access of the county town centre that has an intercity railway station providing regular Virgin services operating to London Euston taking approximately one hour and twenty minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 Toll.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: Stafford Borough Council / Tax Band C

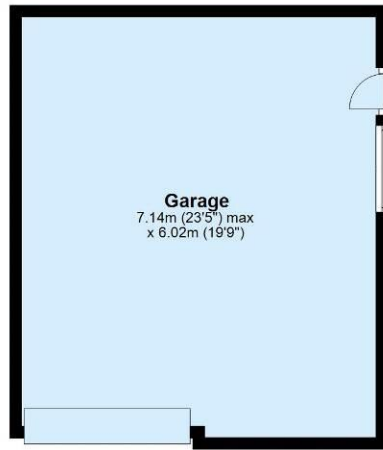
Useful Websites: www.environment-agency.co.uk www.staffordbc.gov.uk

Our Ref: JGA/190719

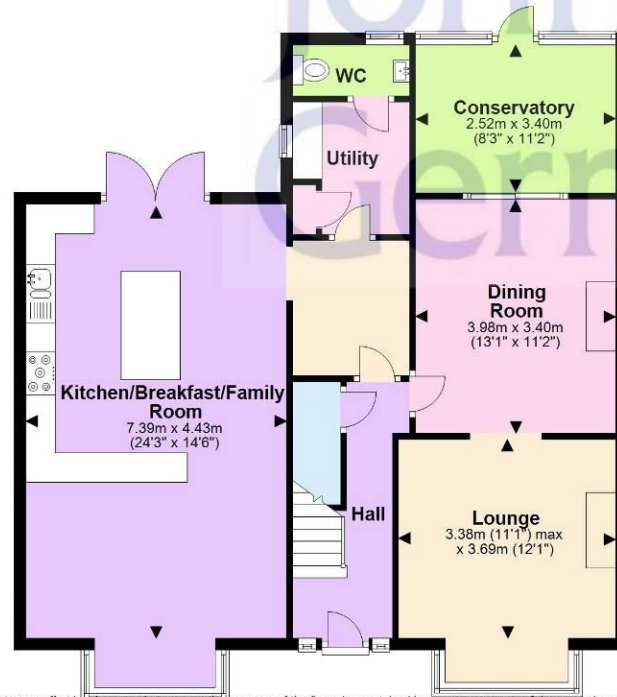
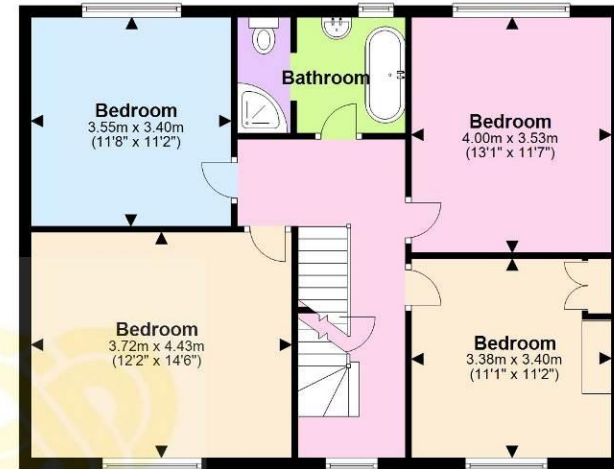




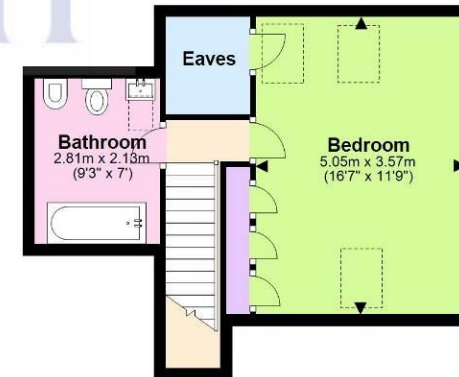
Ground Floor



First Floor



Second Floor



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or 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 appliances shown have not been tested and no guarantee as their operability or efficiency can be given.
Plan produced using PlanUp.



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

John German

12 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 236600

stafford@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

