



£200,000

KEY TENURE: **Freehold**

EPC RATING: **C**

COUNCIL TAX BAND: **B**

Trinity Fields Stafford

Crab Lane Trinity Fields
Stafford Staffordshire



Feel like you are moving sideways in the quest to find your dream home? Well, if you have been waiting for a well-appointed bungalow, and we all know how rare these are, then we have found the property for you! Offering spacious room proportions in a popular part of town, this property sits on a lovely plot and is sure to be popular.

The accommodation comprises an entrance hall, spacious living/dining room, kitchen, two bedrooms and a modern bathroom. Externally the property benefits from having off street parking and a well maintained front and rear gardens. You had better book in your viewing quick, because it could be a while before you see another bungalow like this come on again in this price bracket!

- Well Presented Semi-Detached Bungalow
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Two Double Bedrooms & Bathroom
- Driveway & Well Kept Gardens
- No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a secure double glazed entrance door, and having a loft access point & radiator.

Living Room & Dining Area 18' 4" x 11' 11" (5.58m x 3.64m) maximum measurement

A bright & spacious reception room, having a feature living flame gas fire set within a wooden decorative surround & marble effect hearth, radiator, and two full height double glazed windows to the rear elevation, and a centre sliding double glazed door leading out to the garden.

Kitchen 7' 7" x 8' 1" (2.30m x 2.47m)

A modern kitchen featuring a matching range of wall, base & drawer units with work surfaces over incorporating an inset stainless steel sink unit with mixer tap, and an array of integrated appliances including; oven, gas hob with hood above, refrigerator & separate freezer. There is space for a washing machine, wood effect flooring, a double glazed window to the rear elevation, and double glazed door to the side elevation.



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Bedroom One 9' 7" x 12' 0" (2.93m x 3.66m)

A double bedroom, having a radiator, and double glazed window to the front elevation.

Bedroom Two 9' 9" x 8' 1" (2.96m x 2.46m) maximum measurements

A second double bedroom, having a radiator, and double glazed window to the front elevation.

Bathroom 5' 5" x 7' 5" (1.65m x 2.25m)

Fitted with a modern white suite comprising; low-level WC, pedestal wash hand basin with chrome mixer tap, and a panelled bath with mains-fed shower over & glass shower screen. There is an airing cupboard, heated towel radiator, tiled walls, tiled effect flooring, and a double glazed window to the side elevation.

Outside Front

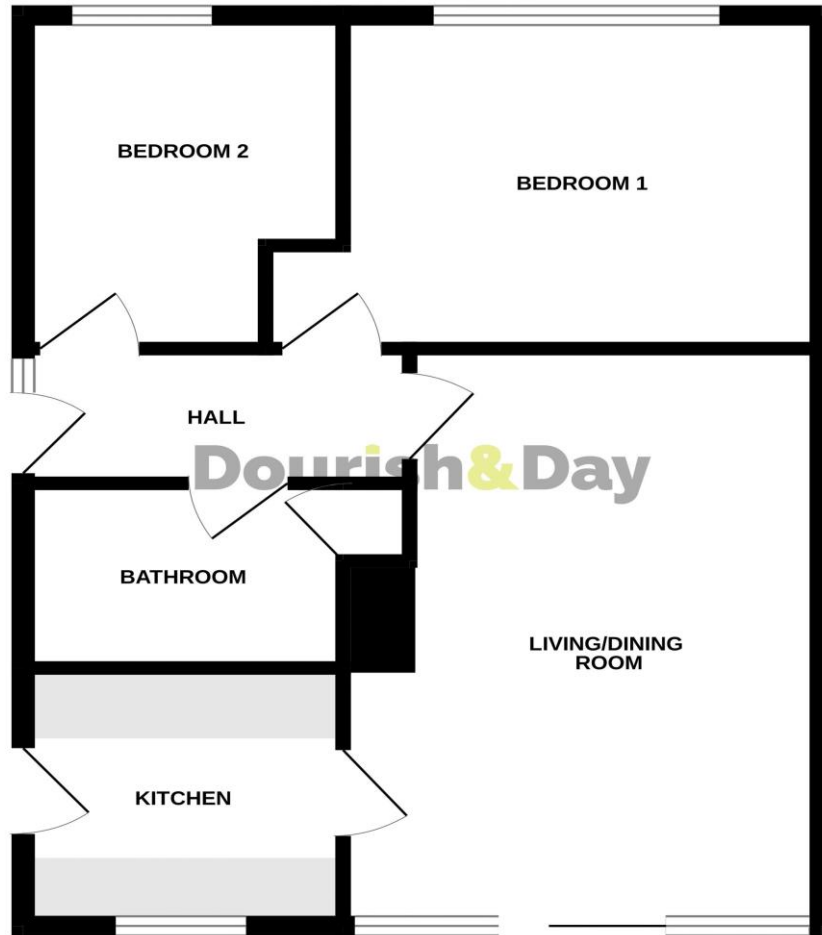
To the front of the property there is a lawned front garden with a driveway which extends to the side of the property leading to a side carport.

Outside Rear

A mature well established private garden that features a large lawned garden area with deep planting beds, and patio seating areas.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	69	
(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.ec.europa.eu			



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