



£295,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: C

Stafford

Tixall Road
Stafford Staffordshire



This property may just Tix ALL your boxes! And what's more, it's got an awe inspiring view that you're going to enjoy every day! Just take a look at the pictures.

This four bedroom semi-detached property is perfect for families Internally comprising of an entrance hall, guest W/C, living room, large kitchen/dining room and conservatory. To the first floor there are three double bedrooms and a family bathroom. To the second floor there is a further fourth double bedroom with an ensuite. Externally the property is approached over a double width driveway providing ample off road parking with a large private multi-level rear garden which has beautiful views. The property is close to Stafford's town centre which has fantastic amenities and a mainline train station. This property is ready for the next family to enjoy. So, give us a call today to book in your viewing appointment.

- Traditional Semi Detached Property
- Open Plan Kitchen/Diner & Conservatory
- Four Bedrooms, Two Ensuities, Family Bathroom
- Converted Attic Room With Ensuite
- Double Width Driveway
- Close To Stafford Town Centre

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Porch

Being accessed through double glazed French doors and having double glazed side windows, tiled floor and having a glazed entrance door leading to:

Entrance Hall

Having stairs leading to the first floor landing, wood effect laminate floor and radiator.

Guest WC 6' 0" x 4' 0" (1.83m x 1.21m)

Having a white suite comprising of a wash hand basin with chrome mixer tap and tiled splashbacks and close coupled WC. Wall mounted gas central heating boiler, laminate floor, radiator and double glazed window to the front elevation.

Living Room 12' 11" x 10' 9" (3.93m x 3.27m)

A spacious living room having a gas fire set within the chimney breast and having a wooden surround and marble hearth. Radiator and double glazed bay window to the front elevation.

Kitchen / Dining Room 16' 7" x 21' 6" (5.05m x 6.55m)

A large kitchen / diner having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel single bowl sink unit with chrome taps. Spaces for cooker with cooker hood over, further appliance space, two useful storage cupboards, laminate floor, radiator and double glazed internal window and double glazed French doors leading to:



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Conservatory 12' 11" x 19' 4" (3.94m x 5.89m)

Of brock base construction with double glazed windows, radiator, tiled floor, insulated roof with two skylight windows and double glazed French doors giving views and access to the rear garden.

First Floor Landing

A spacious landing with a further door leading to the staircase rising to the attic bedroom.

Bedroom One 13' 9" x 10' 7" (4.19m x 3.23m)

A generous sized main bedroom having a built-in wardrobe with hanging rail, radiator and double glazed window to the rear elevation.



Ensuite Shower Room 6' 2" x 3' 10" (1.87m x 1.16m)

Having a white suite comprising of a shower cubicle with fitted shower and glazed screen, wash basin set within a vanity unit with chrome mixer tap and cupboard beneath and close couple W/C. Tiled walls, heated towel radiator, vinyl floor and double glazed window to the side elevation.

Bedroom Two 13' 4" x 10' 6" (4.07m x 3.20m)

A second double bedroom having a useful storage cupboard, radiator and double glazed window to the rear elevation.



Bedroom Three 13' 1" x 9' 4" (3.99m x 2.84m)

Yet again, another double bedroom having a built-in storage cupboard, radiator and double glazed bay window to the front elevation.

Family Bathroom 6' 6" x 10' 8" (1.97m x 3.24m)

Having a white suite comprising of a bath set within tiled surrounds with chrome mixer tap, separate shower cubicle with mains shower and glazed screen, wash hand basin set within a vanity unit with chrome mixer tap and cupboard beneath and close coupled W/C. Two chrome towel radiators and two double glazed windows to the front elevation.

Bedroom Four 12' 9" x 19' 8" (3.89m x 6.00m)

A staircase rises from the first floor landing to the converted attic which provides a fourth bedroom and the generous sized double bedroom includes useful under-eaves storage, radiator and double glazed window to the rear elevation.



Ensuite 5' 9" x 3' 6" (1.75m x 1.06m)

Having a white suite comprising of a wash hand basin set within a vanity unit with chrome mixer tap and cupboard beneath and close coupled W/C

Outside - Front

The property is approached over a double width block paved driveway which provides ample off-road parking for several vehicles and has access down the side of the house.

Outside - Rear

Being accessed from the front through a wooden gate, the substantial rear garden initially includes a decked seating area which overlooks the remainder of the garden and enjoys the superb views. Steps lead down to a further paved seating area which in-turn leads through a metal garden gate to the remainder of the landscaped garden which is mainly laid to lawn with a variety of beds having mature shrubs and trees and in addition, there is a further paved seating area to the bottom of the garden and the garden shed is included in the sale.

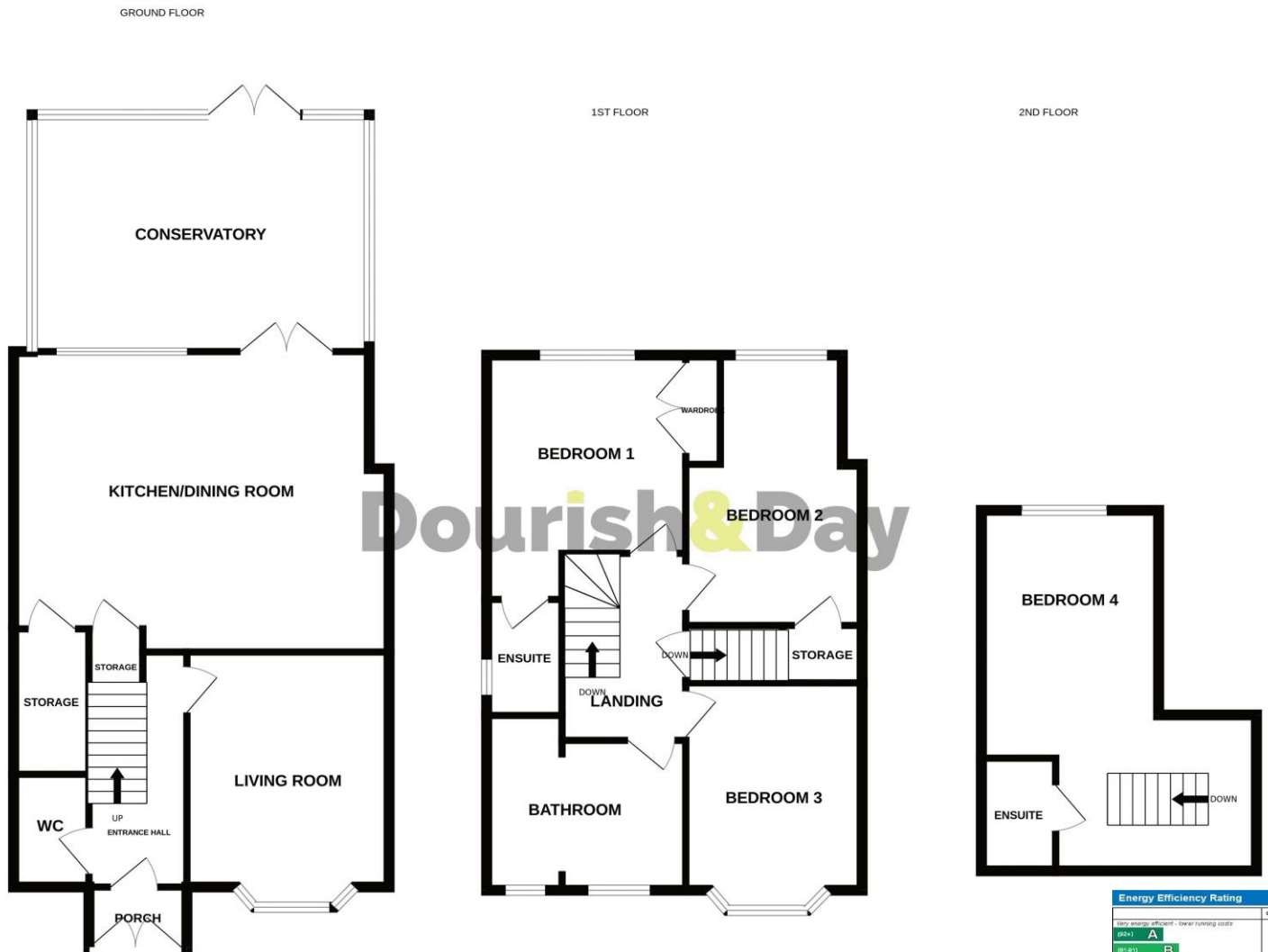


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(15-38)	F		
(1-14)	G		
Low energy efficient - higher running costs			
England & Wales		79	82
EU Directive 2002/91/EC			
www.epcrea.com			



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