



£240,000

KEY TENURE: **Freehold**

EPC RATING: **C**

COUNCIL TAX BAND: **B**

Stafford

Corporation Street
Stafford Staffordshire



What a treat we have for you! This Victorian Bay fronted home might be one of the finest examples we have seen! This property is perfect for families as it is only a walk away to lots of amenities and commuter links to Stafford's County Town Centre and Mainline Train Station.

The accommodation is set out over two floors with a living room, dining room, kitchen, Guest shower room/WC all to the ground floor. To the first floor you will find four good sized bedrooms and a further shower room. The property also comprises of a cellar. Externally the property has a private rear garden with off-road parking which are hard to come across with terrace properties. This property offers so much and is now looking for the perfect family to move in and share their love! So, give us a call and secure your appointment to view this beautiful Victorian Terrace.

- A Truly Stunning Renovated Victorian Home
- Spacious Living Room & Dining Room
- Modern Kitchen with a Cellar
- Four Good Sized Bedrooms, Shower Room & Guest WC
- Private Rear Garden with Ample Off-Street Parking for Several Vehicles
- Walking Distance to Town & Railway Station

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Porch

Accessed through a double glazed entrance door with glazed panels, with tiled flooring, and through into the Entrance Hallway.

Entrance Hallway

Accessed from the Entrance Porch through a timber entrance door & glazed stained glass feature, stairs off, rising to the First Floor Landing & accommodation, Parquet flooring, a radiator, and internal door(s) off, providing access to;

Living Room 14' 3" x 13' 0" (4.34m x 3.95m)

A spacious & bright reception room with feature ceiling coving, a double glazed bay window to the front elevation, and a radiator.

Dining Room 14' 4" x 11' 6" (4.36m x 3.51m)

A second spacious reception room, having a double glazed window to the rear elevation, and a radiator.

Kitchen 15' 4" x 7' 11" (4.68m x 2.42m)

Fitted with a modern range of wall, base & drawer units with fitted work surfaces to two sides which incorporates an inset stainless steel 1.5 bowl sink & drainer with chrome mixer tap over, and a range of integrated/fitted appliance(s) which include; a 4-ring gas hob with extractor hood above, and a



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fitted electric oven/grill beneath, and space(s) to accommodate further under-counter & freestanding kitchen appliance(s). There is ceramic splashback tiling to the walls, ceramic tiled flooring, inset ceiling spotlighting throughout, a double glazed window to the side elevation, radiator, and a double glazed door to the rear elevation.

Guest WC & Shower Room 3' 11" x 7' 5" (1.20m x 2.25m)

Fitted with a modern white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap over, and a fully tiled double screened shower cubicle housing a mains-fed rain style shower head over. There is ceramic tiling to the walls, ceramic tiled flooring, a double glazed window to the rear elevation, and a chrome towel radiator.

First Floor Landing

A good sized split-level galleried landing with feature half-wood panelled staircase & landing walls, an access hatch to the loft space, and internal door(s) off, providing access to;

Bedroom One 11' 10" x 9' 3" (3.60m x 2.81m)

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

Bedroom Two 9' 8" x 11' 7" (2.95m x 3.54m)

A second good sized double bedroom, having a double glazed window to the rear elevation, and a radiator.

Bedroom Three 9' 6" x 8' 0" (2.90m x 2.45m)

Having a double glazed window to the front elevation, and a radiator.

Bedroom Four 9' 0" x 7' 5" (2.75m x 2.26m)

Having a double glazed window to the rear elevation, and a radiator.

Shower Room 3' 9" x 11' 9" (1.15m x 3.57m)

Fitted with a suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a fully tiled shower cubicle housing a mains-fed shower with screen. There is ceramic tiling to the walls, ceramic tiled flooring, and a towel radiator.

Cellar 12' 0" x 13' 5" (3.67m x 4.08m)

A useful space accessed down a brick staircase, and benefitting from both power & lighting and double glazed window.

Outside Front

The property sits behind a decorative courtyard style front garden with a low brick wall to the front border and pathway to the side leading to the front Entrance Porch.

Outside Rear

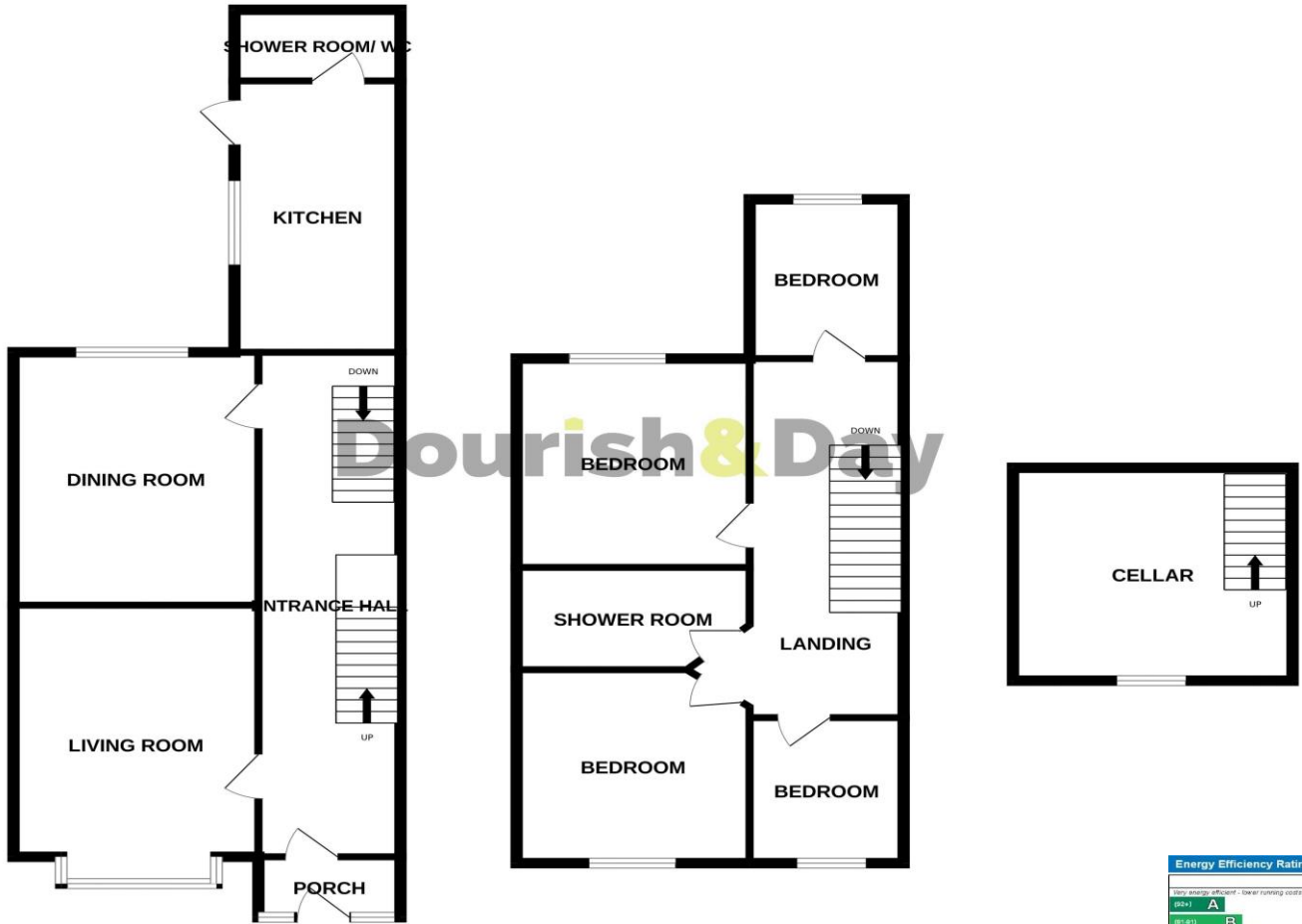
An enclosed rear garden featuring a paved seating area with pathway off, leading to an artificial lawned garden area to one side & decorative covered planting borders to the other, and towards to the back of the garden is a mature hedge and wrought iron fencing and gate providing access to a large gravelled off-street parking area at the far rear providing ample off road parking.



BASEMENT

GROUND FLOOR

1ST 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		70	83
Very energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.ec.europa.eu	



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