



£175,000



TENURE: Freehold



EPC RATING: D



COUNCIL TAX BAND: B

## Rising Brook Stafford

Rising Brook Rising Brook  
Stafford Staffordshire ST1



*Some properties just tick all the boxes! so if you're looking for a spacious and well-presented recently refurbished three bedroom, late Victorian character home then Rise to the occasion and call Dourish & Day to arrange your viewing.*

Externally the property has a double width driveway and a large private rear garden. Internally there is an entrance hallway, large lounge dining room, spacious fitted kitchen, utility area and guest WC. To the first floor there are three good sized bedrooms and a refitted family bathroom. The property is located within easy reach to Stafford Town centre, walking distance to nearby schooling, local amenities and excellent commuter links, this property would make an ideal first home and is being offered with No Onward Chain.

- Recently Refurbished Three Bedroomed Victorian Property
- Large Lounge & Dining Room, Large Breakfast Kitchen
- Three Bedrooms & Refitted Family Bathroom
- Driveway & Large Private Garden
- Close To Amenities & Schooling
- Offered With No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



## Storm Porch

Having a glazed door leading to:

## Entrance Hallway

Having the original coving and feature arch, radiator and stairs leading to the first floor landing.

## Lounge & Dining Room 27' 0" max x 10' 8" (8.23m max x 3.24m)

A substantial, open plan lounge / dining room having granite fire surround with matching hearth and housing the coal effect electric fire. Two radiators, double glazed bay window to the front elevation and double glazed window to the rear elevation.

## Breakfast Kitchen 16' 5" x 8' 6" (5.00m x 2.58m)

A good-sized contemporary style breakfast kitchen having a range of matching units extending to base and eye level and fitted work surfaces with inset one and a half bowl sink drainer with contemporary style chrome mixer tap. Range of integrated cooking appliances including oven/grill, four ring gas hob with a cooker hood over. Space and plumbing for appliances, bevelled edge splashback tiling, radiator, spacious under-stairs storage cupboard and two double glazed windows to the side elevation.



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## **Rear Lobby** 7' 3" x 5' 5" (2.21m x 1.64m)

Having space for American style fridge/freezer, wood effect laminate floor and double glazed double doors giving views and access to the rear garden.

## **Guest WC**

Having a low level WC, part tiled walls and double glazed window to the rear elevation.

## **First Floor Landing**

Having access to loft space and radiator.

## **Bedroom One** 11' 6" x 14' 1" (3.51m x 4.29m)

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

## **Bedroom Two** 12' 6" x 8' 10" (3.82m x 2.69m)

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

## **Bedroom Three** 9' 11" x 8' 6" (3.03m x 2.59m)

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

## **Bathroom** 5' 10" x 5' 8" (1.78m x 1.72m)

Having a suite comprising of a panelled bath with glass shower screen, chrome mixer tap and mins shower over, wash hand basin with chrome mixer tap and vanity unit beneath and low level WC. Chrome towel radiator, tiled floor, tiled walls and double glazed window to the side elevation.

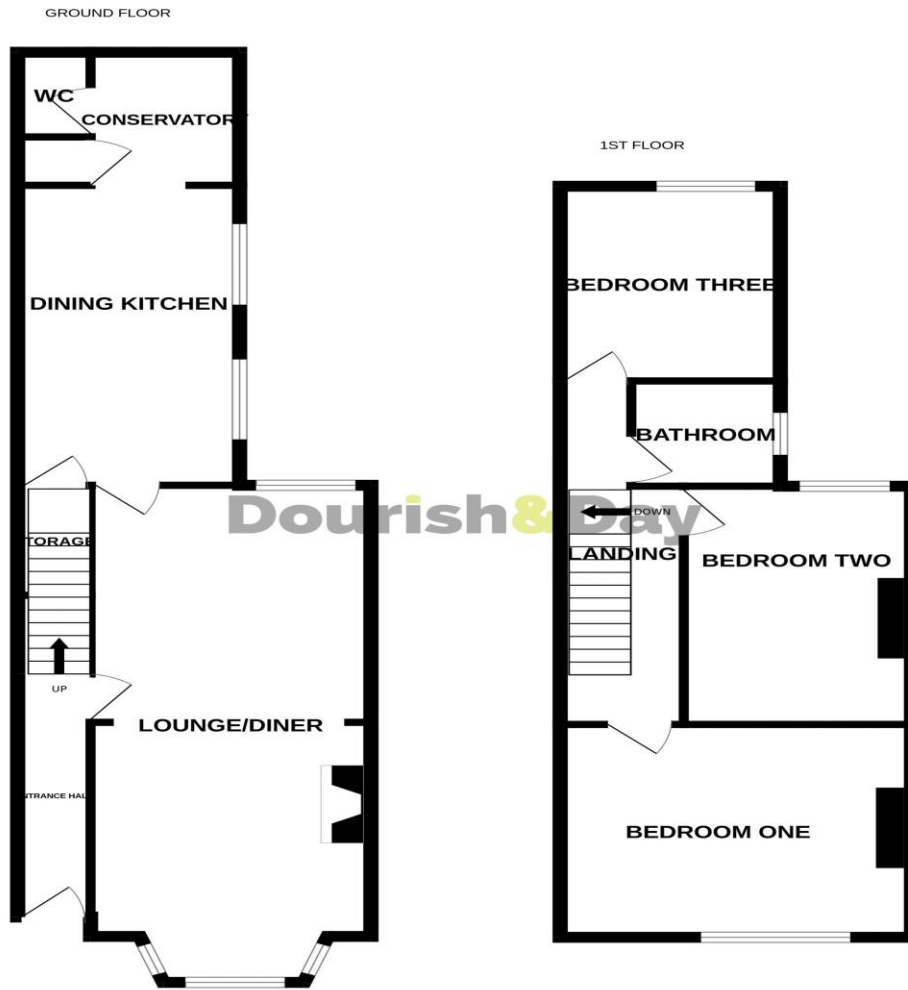
## **Outside - Front**

The property is approached over a double width driveway.

## **Outside - Rear**

The large private rear garden includes a paved seating area and lawned area.





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)		82
D	(39-54)		83
E	(29-38)		
F	(13-28)		
G	(1-12)		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC  
www.epcrea.com



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