



Stafford

Shallowford Mews Eccleshall Road
Stafford Staffordshire

£85,000

Attention first time buyers and investors this ground floor flat does require some modernisation but once complete will make a lovely home. The property is perfectly situated close to commuter links and Stafford Town Centre where there is an array of amenities to cover all your needs. Internally the property comprises an entrance hall, living/dining room, kitchen a double bedroom and a bathroom. Whilst outside there are communal grounds and parking area.

- Ground Floor Flat
- Ideal For First Time Buyers or Investors
- Living/Dining Room & Kitchen
- One Double Bedroom & Bathroom
- Communal Gardens & Parking
- Walking Distance To Stafford Town Centre

Arrange a viewing...

01785 223344

hello@dourishandday.co.uk

Dourish & Day

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09



Entrance Hallway

Accessed via a double glazed entrance door, and having a wall mounted storage heater, and internal doors off, providing access to;

Kitchen 13' 3" x 5' 10" (4.05m x 1.79m)

Fitted with a range of wall, base & drawer units with fitted work surfaces over and incorporating an inset sink with drainer & mixer tap, and having spaces available to accommodate a number of appliances. In addition, there is a large storage cupboard, and a double glazed window to the front elevation.



Living Room & Dining Space 14' 4" x 9' 11" (4.36m x 3.03m)

A good sized reception room which has an electric fire set within a surround, and having a double glazed window to the rear elevation.

Bedroom 14' 4" x 8' 3" (4.37m x 2.51m)

A double bedroom, having a double glazed window to the rear elevation, and a wall mounted storage heater.



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Bathroom 10' 10" x 4' 10" (3.30m x 1.48m)

Fitted with a suite comprising of a low-level WC, a pedestal wash basin with mixer tap, and a panelled bath with an electric shower over. In addition, there is also a built-in cupboard, and a double glazed window to the front elevation.

Externally

The properties are positioned within communal grounds benefiting from having a communal off-road parking area to the front.



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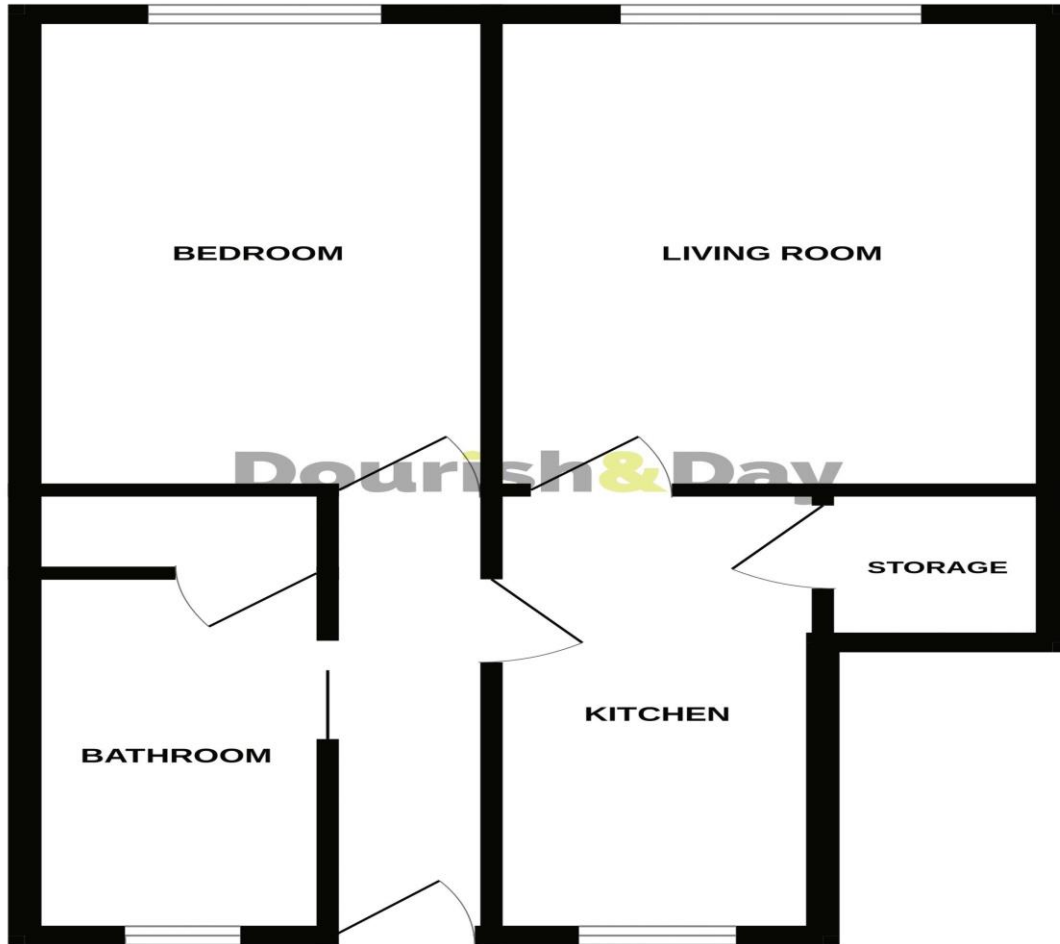
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GROUND FLOOR



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
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		
Not energy efficient - higher running costs			
		63	74

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EU Directive
2002/91/EC

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