



Offers Over £200,000

🔑 TENURE: Freehold

📊 EPC RATING: C

£ COUNCIL TAX BAND: B

Stafford

St. Leonards Avenue
Stafford Staffordshire



CREATE THE NEXT CHAPTER!... In this wonderful period terraced home that is situated close to Stafford's local amenities and superb transport links.

This property is well presented throughout and boasts an inviting layout that will make the perfect home for any potential buyer. You will be welcomed first into the entrance hallway which features original tiled flooring and doors leading through to the two superb sized reception rooms both featuring period style fireplaces whilst the front living room also has a wonderful bay window, completing the ground floor accommodation is the superb sized kitchen. Whilst on the first floor you will find two excellent double bedrooms and a family bathroom. Outside this home has a gravelled forecourt garden and a low maintenance rear garden which is mainly paved. These homes are so popular in Stafford, to ensure you have the opportunity to view we would encourage you to call us today.

- Traditional Terraced House
- Popular & Convenient Location
- Two Good Sized Reception Rooms & Large Kitchen
- Two Double Bedrooms & Family Bathroom
- Low Maintenance Rear Garden
- 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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Storm Porch

Having a composite double glazed entrance door leading through to the Entrance Hallway.

Entrance Hallway

A bright & welcoming entrance hallway, having stairs off rising to the First Floor Landing & accommodation, feature wood panelling to lower part of wall, original tiled flooring, radiator, internal door(s) off providing access to;

Living Room 13' 5" x 11' 3" (4.09m x 3.44m) (into bay window recess)

A bright & spacious reception room that features a period style living flame gas fire set within a wooden surround on a tiled hearth, radiator, double glazed bay window to front elevation.

Sitting/Dining Room 12' 10" x 11' 11" (3.92m x 3.64m)

A second good sized reception room, having a feature period style living flame gas fire set within a wooden surround on a tiled hearth, radiator, double glazed window to rear elevation.



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Kitchen 16' 10" x 8' 6" (5.13m x 2.58m)

Fitted with a matching range of base & drawer units with fitted work surfaces over incorporating an inset stainless steel sink/drainers with mixer tap. There is an integrated oven & hob, space(s) for additional kitchen appliance(s), useful understairs storage cupboard, tiled flooring, radiator, three double glazed windows, and double glazed door leading out into the garden.

First Floor Landing

Having a useful built-in storage cupboard, radiator, access point to the loft space, and internal doors off to all Bedrooms & Bathroom.

Bedroom One 10' 11" x 15' 3" (3.32m x 4.64m)

A double bedroom, having a feature ornamental cast-iron fireplace, radiator, double glazed window to front elevation.

Bedroom Two 13' 0" x 9' 10" (3.95m x 3.0m)

A second double bedroom, having radiator, double glazed window to rear elevation.

Bathroom 8' 10" x 8' 11" (2.69m x 2.73m)

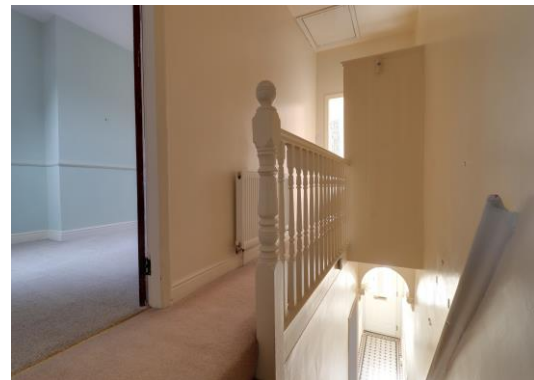
Fitted with a contemporary suite comprising of; WC, wash hand basin, tiled shower cubicle with mains-fed mixer shower, and freestanding roll-top claw foot bath tub with chrome telephone style mixer taps & hand held shower attachment. There is a built-in cupboard housing a gas central heating boiler, radiator, and double glazed window to rear elevation.

Outside Front

The property is approached over a small gravelled forecourt front garden area giving access to the front entrance door.

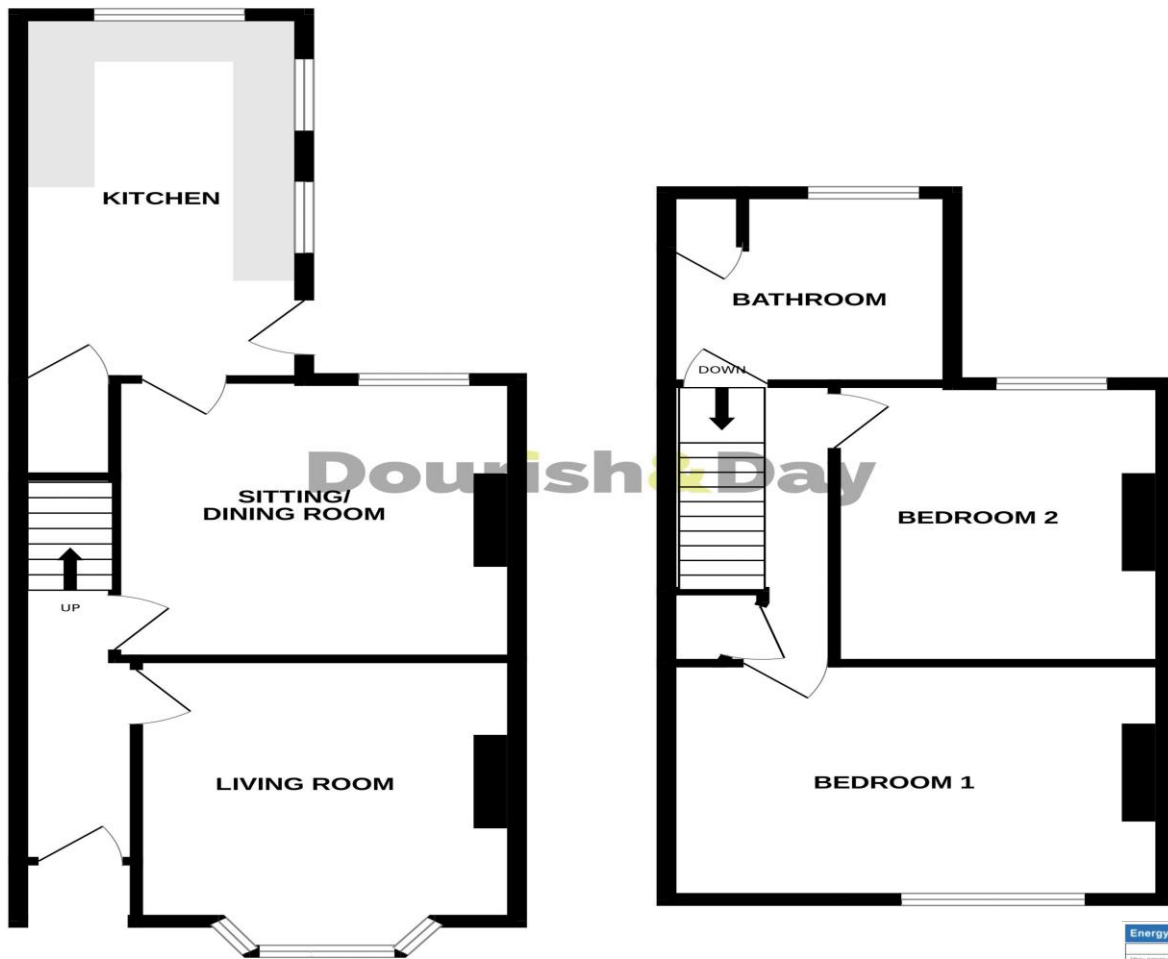
Outside Rear

A low maintenance enclosed rear garden being laid mainly to paving with decorative gravelled borders.



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			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TBC



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