



£175,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **TBC**

💷 COUNCIL TAX BAND: **B**

## Holmcroft Stafford

First Avenue Holmcroft  
Stafford Staffordshire

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***Be the FIRST to seize this opportunity! This three-bed semi-detached on First Avenue presents an exciting opportunity for first-time buyers and investors alike. While the property awaits modernization, its spacious layout offers enormous potential.***

Inside, you will find an entrance hall, sitting room with a bay window, living room, kitchen, and utility area. Upstairs, discover two double bedrooms, a third bedroom, and a sleek wet room. Outside, there's ample parking and an enclosed garden—ideal for outdoor relaxation. Complete with a sizable garage/workshop and separate storage building. Located in a sought-after area, act fast to transform this gem into your dream home! Book your viewing today and unlock its full potential.

- Ideal Project For First Time Buyers or Investors
- Three Bedroom Semi-Detached House
- Living Room/Dining Room
- Driveway & Private Rear Garden & Large Garage
- Close To Stafford Town Centre, Mainline Railway Station & M6
- No Onward Chain

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

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

**01630 658888**

hellomarketdrayton@dourishandday.co.uk





## Entrance Porch

Having a glazed entrance door with glazed panels to both sides, and further glazed door leading into the Entrance Hallway.

## Entrance Hallway

Having stairs off, rising to the First Floor Landing, a built-in cupboard housing a wall mounted gas central heating boiler & radiator.

## Living Room 14' 7" x 10' 7" (4.45m x 3.22m)

A good sized reception room featuring a double glazed bay window to the front elevation, an inset cast-iron fire with hearth & radiator.

## Dining/Sitting Room 11' 6" x 10' 10" (3.50m x 3.29m)

Having a radiator and double glazed door to the rear elevation with double glazed panels to the sides.

## Kitchen 10' 9" x 5' 4" (3.28m x 1.63m)

Fitted with a matching range of eye-level, base & drawer units with fitted work surfaces over, incorporating an inset 1.5 bowl sink/drain unit with mixer tap over, and a range of integrated/fitted appliances which include; electric hob with hood over & space(s) for further kitchen appliance(s). The kitchen also has a serving hatch to the Dining/Sitting room, ceramic tiling, a radiator, a glazed door to the side elevation, and glazed door leading into the Utility Room.



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## Utility Room 5' 11" x 6' 10" (1.80m x 2.08m)

A useful space with fitted work surfaces & under-counter space(s) for appliance(s). There are glazed doors to both the side & rear elevations & radiator.

## First Floor Landing

Having a glazed window to the side elevation, an access point to the loft space, useful built-in storage cupboard, and internal doors off, providing access to;

## Bedroom One 14' 7" x 10' 6" (4.45m x 3.19m)

A spacious & light double bedroom featuring a walk-in bay window to the front elevation, a fitted triple wardrobe with overhead storage & radiator.

## Bedroom Two 11' 3" x 10' 6" (3.42m x 3.20m)

A second double bedroom, again featuring a fitted double wardrobe, and having a double glazed window to the rear elevation & radiator.

## Bedroom Three 7' 10" x 6' 0" (2.38m x 1.84m)

A third bedroom having a radiator, and a double glazed window to the rear elevation.

## Bathroom 7' 5" x 5' 3" (2.26m x 1.61m)

Configured as a wet room, and fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin, and a shower area with electric shower over. There is ceramic tiling to the walls, a chrome towel radiator, and a secondary glazed window to the front elevation.

## Outside Front

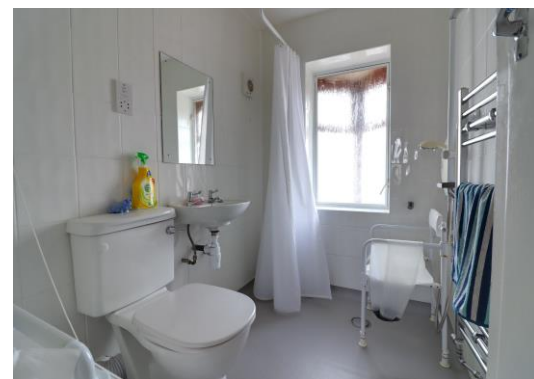
The property is approached over a block paved driveway providing off-street parking for several vehicles and access to the front Entrance Porch. There is a low-maintenance decorative gravelled front garden area bordered by planting beds housing a variety of established plants & shrubs with a low stone wall to the front border. To the side are double timber doors providing access to a lean-to, garage, and rear garden.

## Garage 15' 10" x 12' 11" (4.82m x 3.94m)

Currently utilised as a workshop area, having double timber garage doors to the front elevation. The garage also benefits from having both power & lighting installed.

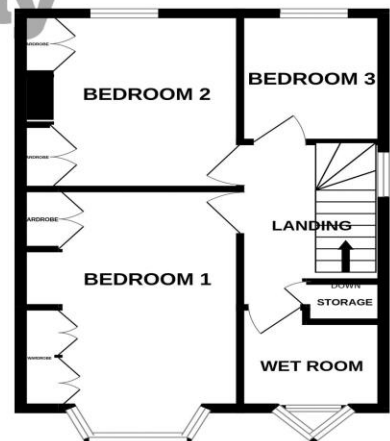
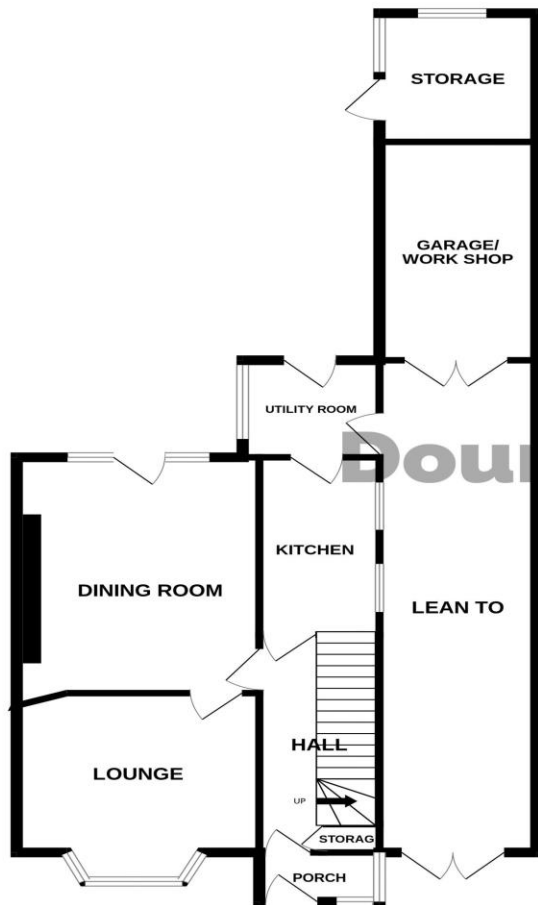
## Outside Rear

A private & enclosed rear garden having a paved seating area with cover over, and lawned garden area bordered by a variety of planting beds housing an established range of plants & flowers, and two feature garden ponds. There is also a useful outside storage room.



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			
(92-100)	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			

TBC



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