



£140,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **B**

Stafford

Harrowby Street
Stafford Staffordshire



Offered with NO CHAIN, you'll be eager to snap up this well-presented two-bedroom terraced property, perfect for first-time buyers or investors.

Situated close to Stafford Town Centre and a variety of amenities, this home offers both convenience and charm. Inside, you'll find an inviting entrance hall, a cosy living room, a guest WC, and a well-equipped kitchen. The first floor features two comfortable bedrooms and a large, refitted bathroom. Externally, the property boasts a front garden and a private rear garden, providing the perfect spaces for outdoor relaxation and activities. Properties like this don't stay on the market for long, so call us today to arrange your viewing appointment and seize this fantastic opportunity!

- Spacious Two Bedroom Terraced Home
- Lounge & Kitchen & Guest WC
- Two Double Bedrooms & Large Bathroom
- Close To Stafford Town Centre
- Ideal For First Time Buyers Or Investment
- Driveway, Rear Garden & 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



Entrance Hallway

Having stairs off to the first floor landing.

Lounge 11' 11" x 13' 10" (3.63m x 4.22m)

Having picture rail, under stairs storage cupboard and window to the front elevation.

Inner Lobby

Having quarry tiled floor, latch door to under stairs storage cupboard, door to the pantry with shelving, opening into the kitchen and door to the WC.

Guest WC

Comprising low level WC and window to the rear elevation.

Kitchen 8' 7" x 7' 11" (2.62m x 2.41m)

Comprising wall mounted units, work top with inset Belfast sink. Base units, space and plumbing for appliances, radiator, quarry tiled floor, splash back tiling and window to the rear elevation.



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First Floor Landing

Having access to loft space.

Bedroom One 9' 11" x 18' 3" (3.01m x 5.55m)

A substantial double bedroom having two built in cupboards, radiator and window to the front elevation.

Bedroom Two 10' 11" x 8' 10" (3.32m x 2.68m)

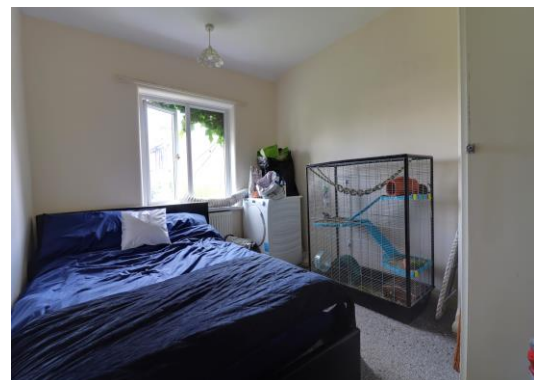
Radiator, airing cupboard and window to the rear elevation.

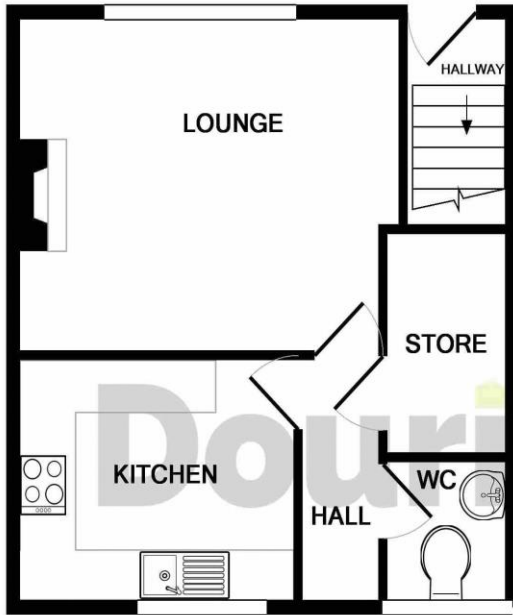
Bathroom 7' 8" x 9' 3" (2.34m x 2.81m)

A spacious and well presented bathroom comprising bath with mixer tap and shower attachment, low level WC, wash hand basin, laminate floor, radiator, splash back tiling and window to the rear elevation.

Externally

Graveled garden to the front and gated rear access leading to a private rear garden, laid mainly to lawn. With potential to create off road parking.





GROUND FLOOR
APPROX. FLOOR
AREA 346 SQ.FT.
(32.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 346 SQ.FT.
(32.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 693 SQ.FT. (64.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(49-54)		
E	(39-48)		
F	(29-38)		
G	(1-28)		
Not energy efficient - higher running costs	(0-28)		
			88
		85	

England & Wales EU Directive 2002/91/EC
www.ePCa.co.uk



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