



£160,000

KEY TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: A

Stafford

Lichfield Road
Stafford Staffordshire



A good-sized cottage that would make a perfect home for first time buyers or for those investors looking to add to their property portfolios.

The property is situated within walking distance of Stafford Town Centre and mainline railway station, benefiting from a good-sized rear garden. Internally comprising of an entrance porch, living room, extended kitchen/dining room and ground floor bathroom. Whilst upstairs you will find the three well-proportioned bedrooms. Externally the property has a forecourt and a good-sized rear garden which is mainly lawned.

- Ideal First Time Buyers Property
- Traditional Cottage Close to Stafford Town Centre
- Spacious Living Room
- Kitchen/Dining Room & Ground Floor Bathroom
- Three Bedrooms
- Good-Sized Rear Garden

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Entrance Porch

A double glazed entrance porch with an internal door which leads the living room.

Living Room 13' 3" x 11' 1" (4.05m x 3.38m)

A good sized reception room with a living flame effect gas fire set within a decorative surround. Door access leads to the stairs to the first floor accommodation and with a double glazed window to the front elevation.

Kitchen/Diner 19' 11" max x 13' 3" max (6.06m x 4.04m)

An extended kitchen/dining room fitted with a range of wall, base and drawer units with work surfaces incorporating a sink and drainer unit with mixer tap, integrated oven and hob and spaces for additional appliances. Wall mounted gas central heating boiler, tiled flooring, radiator, two double glazed windows, two skylight windows and a double glazed door to the rear garden.

Bathroom 8' 11" x 6' 11" (2.72m x 2.10m)

Fitted with a white suite comprising of a panelled bath, tiled shower cubicle, pedestal wash hand basin and a WC. Tiled flooring, chrome towel radiator and a double glazed window to the rear elevation.



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First Floor Landing

Having a loft access point and a storage cupboard.

Bedroom One 13' 3" x 11' 3" (4.03m x 3.44m)

A double bedroom with a radiator and a double glazed window to the front elevation.

Bedroom Two 10' 5" x 7' 8" (3.18m x 2.34m)

A second double bedroom with a radiator and a double glazed window to the rear elevation.

Bedroom Three 9' 0" x 6' 11" (2.75m x 2.10m)

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

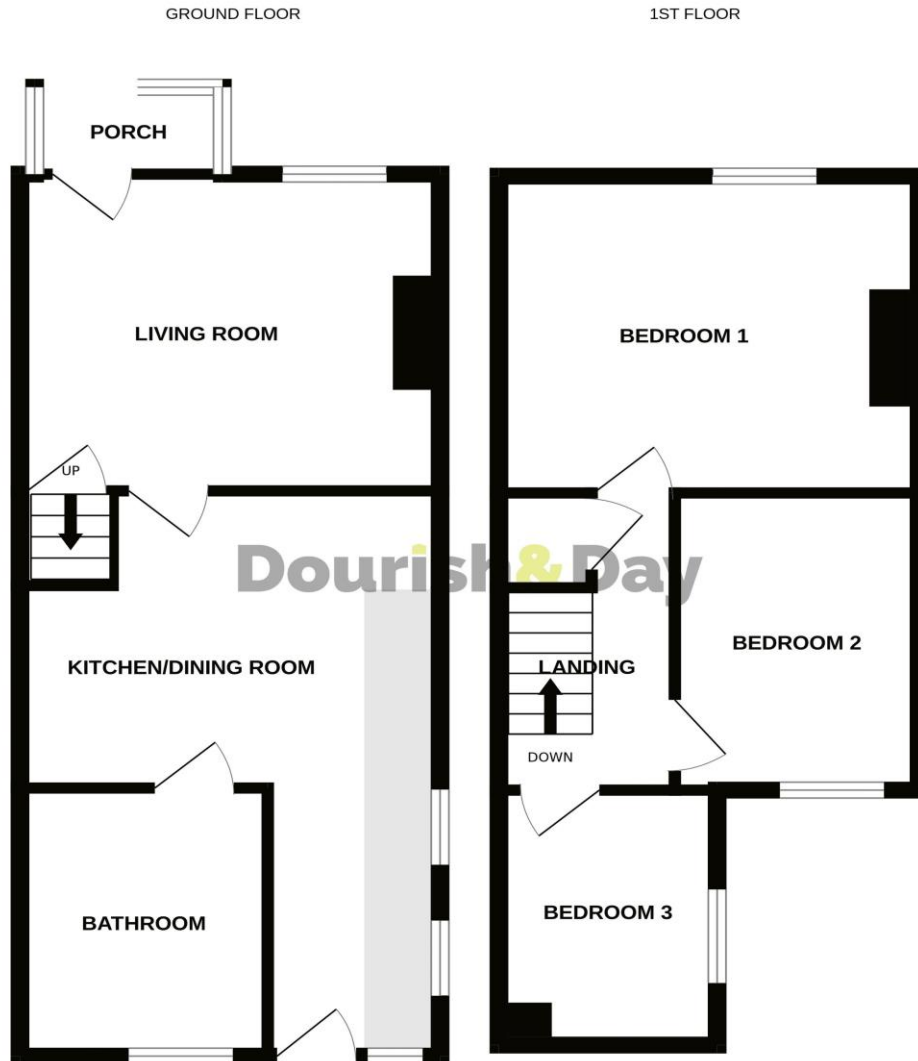
Outside - Front

The property is approached via a small concrete laid courtyard garden.

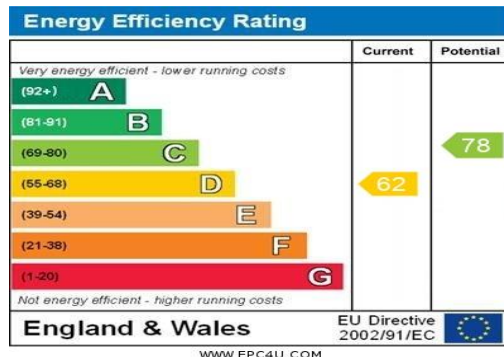
Outside - Rear

A good sized rear garden that features a patio, a long well established lawned garden. There is a right of access across the garden for the neighbours bin access.





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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