



£200,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: B

## Moss Pit Stafford

Hinton Close Moss Pit  
Stafford Staffordshire

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*Are you looking to downsize? , or looking to take a step onto the property ladder? Then look no further. This three bedroom semi detached property is ideal for first time buyers & downsizers.*

Internally comprising of an entrance hall, open plan living/dining room and kitchen all to the ground floor. To the first floor there are three good size bedrooms and a family shower room. Externally the property has a good size driveway providing off road parking and a good size low maintenance rear garden with an outside outhouse offering additional storage and a WC. This property is perfect for first anyone looking to put their own stamp onto a property and has lots of potential. So, do not delay and call us today to arrange your viewing appointment today.

- Three Bedroom Semi-Detached Property
- Open Living/ Dining Room & Kitchen
- Three Good Size Bedrooms & Family Shower Room
- Driveway & Good Size Private Rear Garden
- Close To Local Shops & Amenities
- Short Drive To Stafford's Town Centre & Train Station

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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## Entrance Hallway

Accessed through a double glazed entrance door, having stairs off rising to the first floor landing with a useful understairs storage area, wood laminate flooring, radiator, and a double glazed window to the side elevation.

## Living Room 16' 4" x 12' 10" (4.97m x 3.91m)

An open-plan living room having a gas fire set on a granite hearth. There is wood laminate floor, a radiator, and a double glazed bay window to the front elevation.

## Dining 9' 5" x 8' 11" (2.86m x 2.72m)

Having a radiator, wood laminate floor, and a double glazed double doors to the rear elevation.

## Kitchen 10' 4" x 9' 9" (3.16m x 2.98m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel 1.5 bowl sink/drain unit with chrome mixer tap over, and a range of appliances including an oven, 4-ring gas hob with hood over. There is ceramic splashback tiling to the walls,



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tiled flooring, a radiator, and a double glazed window and door to the rear elevation.

## First Floor Landing

Having loft access and a double glazed window to the side elevation.

## Bedroom One 13' 5" x 11' 0" (4.08m x 3.35m)

A double bedroom with wall-to-wall fitted wardrobes to one wall, radiator & double glazed window to the front elevation.

## Bedroom Two 9' 7" x 11' 10" (2.93m x 3.61m)

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

## Bedroom Three 9' 1" x 8' 5" (2.78m x 2.57m)

Having a fitted double wardrobe, radiator & double glazed window to the front elevation.

## Shower Room 5' 5" x 6' 11" (1.66m x 2.12m)

Having a white suite comprising of a shower cubicle, wash hand basin & low-level WC. There are tiled walls, wood effect laminate floor, chrome towel radiator, and a double glazed window to the rear elevation.

## Outside Front

The property is approached over a double width block paved driveway providing ample off-street vehicle parking, and continuing to the main entrance door and to the side of the property.

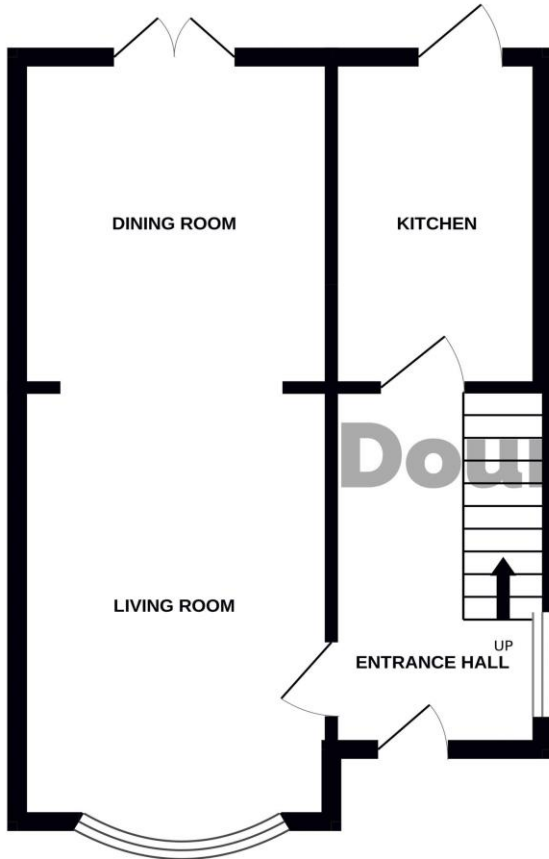
## Outside Rear

The garden has a block paved seating area with a well-manicured lawned garden having a variety of planting beds with established plants & shrubs. There is a brick outbuilding housing a WC.

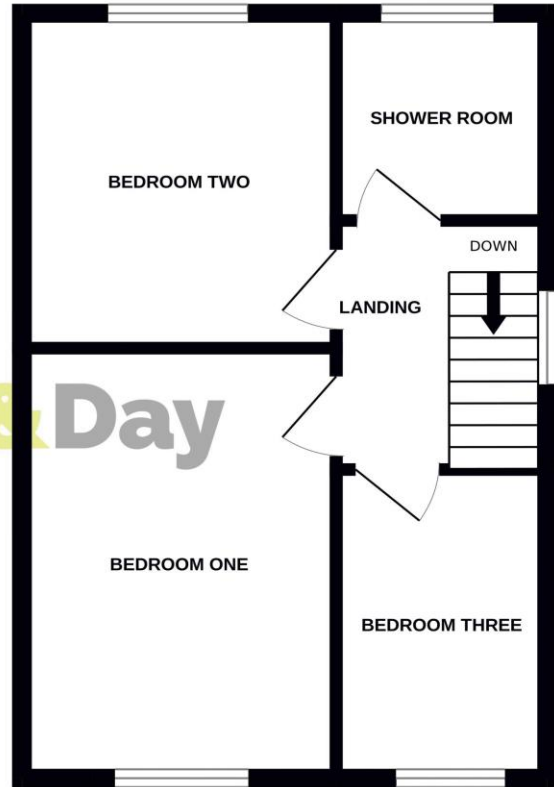




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - overall rating 82-92			
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
		71	84
<small>Full energy efficient - higher running costs</small> <b>England &amp; Wales</b>		<small>EU Directive 2002/91/EC</small> <small>www.epcrea.com</small>	

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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