



£195,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

## Moss Pit Stafford

Blythe Road Moss Pit  
Stafford Staffordshire



***This wonderfully appointed home offers great value for money and would tick all the boxes if you're looking to size up or down!***

The property itself is situated within a cul-de-sac location only a short drive to Stafford Town Centre and M6 junction 13 for the daily commuter, nearby schooling and amenities. Internally the property has an entrance hallway, living room, refitted dining kitchen with double glazed double doors to the private rear garden, three bedrooms and a refitted bathroom to the first floor. Externally the property enjoys ample off road parking, front garden, private rear garden and a single garage.

- Well Presented 3 Bedroom Semi Detached
- Living Room & Refitted Dining Kitchen
- Three Bedrooms & Refitted Family Bathroom
- Private Rear Garden & Single Garage
- Excellent Nearby Commuter Links
- Nearby Schools, Amenities & Town Centre

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Hall

Being accessed through a double glazed entrance door and having a radiator and stairs leading to the first floor landing.

## Lounge 11' 10" x 14' 9" (3.60m x 4.49m)

A spacious and beautifully presented lounge having composite granite fire surround with matching inset and hearth and housing a coal effect gas fire, coving, radiator, useful understairs storage cupboard and double glazed bow window to the front elevation.

## Dining Kitchen 11' 8" x 14' 9" (3.56m x 4.49m)

Having a range of matching units extending to base and eye level (one of which houses the gas central heating boiler) and fitted work surfaces with an inset stainless steel sink drainer with mixer tap. Range of integrated appliances including an oven/grill, four ring halogen hob with glass and stainless steel cooker hood over. Further spaces for appliances, splashback tiling, tiled floor, coving, double glazed window and double glazed double doors giving views and access to the rear garden.



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## First Floor Landing

With access to loft space and airing cupboard.

## Bedroom One 11' 9" x 9' 7" (3.58m x 2.91m)

Having recess, radiator and double glazed window to the rear elevation.

## Bedroom Two 11' 11" x 8' 6" (3.62m x 2.59m)

A second double bedroom again having a recess, radiator and double glazed window to the front elevation.

## Bedroom Three 8' 10" x 6' 0" (2.70m x 1.82m)

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

## Family Bathroom 8' 9" x 5' 11" (2.66m x 1.81m) - all max measurements

Having a contemporary style suite comprising of a panelled bath with central chrome mixer tap, glass shower screen and mains shower over, wash hand basin with vanity unit beneath and enclosed low level WC. Natural stone effect tiled floor, splashback tiling, chrome towel radiator and double glazed window to the rear elevation.

## Outside - Front

The majority of the garden is mainly laid to lawn with a tarmac driveway providing ample off road parking and leads to the garage. Access leads to the rear garden.

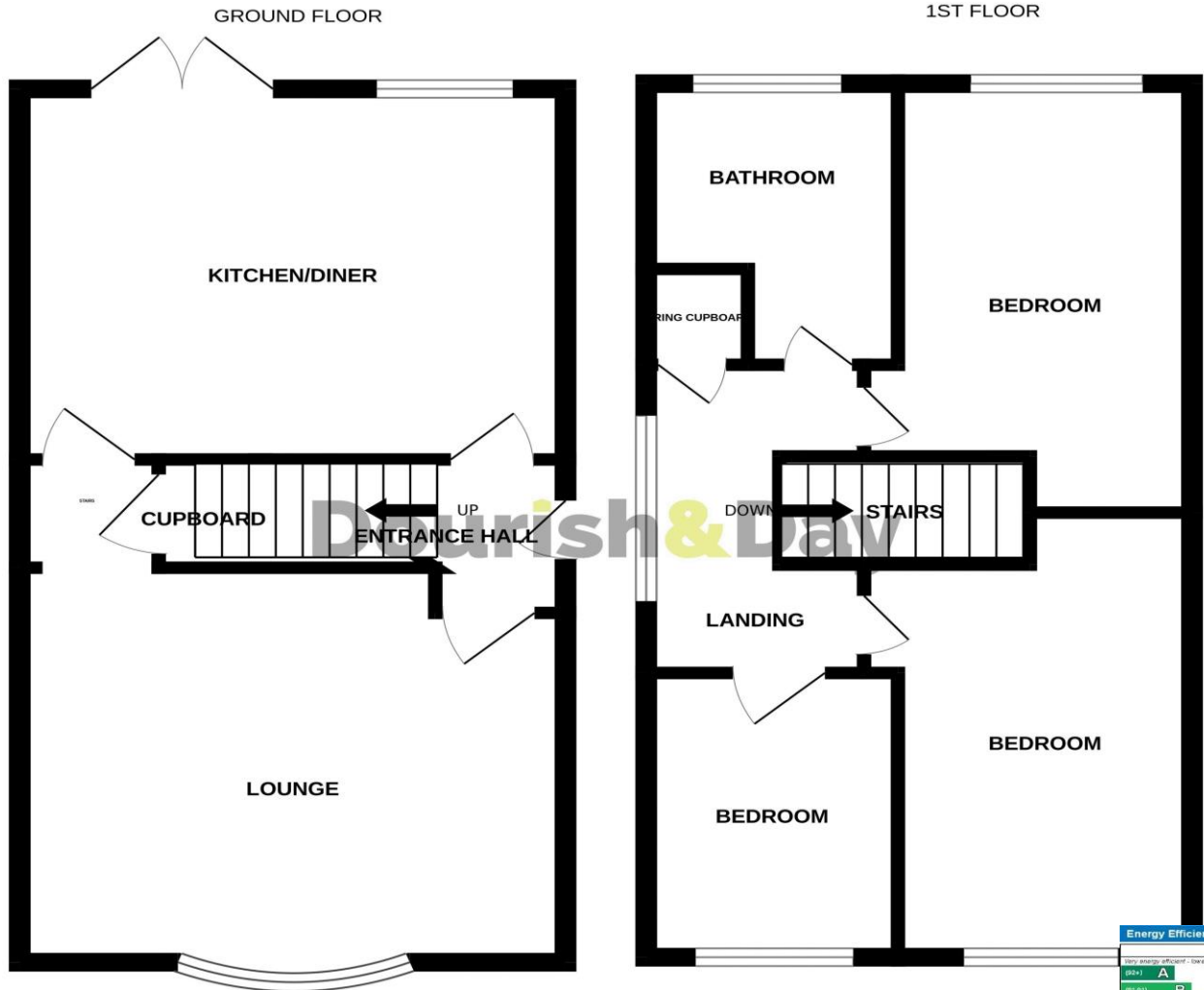
## Single Garage

The brick built garage includes power, lighting, door and window to the rear elevation and up and over door to the front elevation.

## Outside - Rear

The private rear garden includes a large paved seating area and the remainder of the garden is mainly laid to lawn with surrounding beds.





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 - lowest running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(17-38)	F		
(1-16)	G		
		82	82

EU energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC  
www.epcrea.com



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