



£215,000

🔑 TENURE: Freehold

📊 EPC RATING: D

£ COUNCIL TAX BAND: B

Littleworth Stafford

Greenway Littleworth
Stafford Staffordshire



This property really does have everything you could want! A fantastic location, within walking distance to Stafford Town Centre and mainline railway, ample off road parking, good sized, private garden, large, insulated summer house/home office and the cherry on the cake is the internal condition of this beautifully presented three bedroom home.

Internally the accommodation comprises of an entrance hallway, living room with wood burner, stunning refitted dining kitchen with built in appliances and double doors leading to the rear garden. To the first floor there are three bedrooms and a superb, modern and contemporary, refitted family bath/shower room. Externally there is off road parking for several vehicles, and a private, well maintained rear garden with outbuildings and large home office/summer house.

- Stunning Three Bedroom Terraced Home
- Superb Refitted Breakfast Kitchen & Lounge
- Large Refitted Family Bath/Shower Room
- Good Sized Private Rear Garden
- Driveway With Ample Off Road Parking
- Walking Distance To Stafford Town Centre

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Entrance Hall

Being accessed through an entrance door with double glazed side panel and having original tiled floor, radiator, downlights and two understairs storage cupboard.

Lounge 10' 8" x 14' 10" (3.24m x 4.52m)

A spacious and well presented lounge having an opening into the chimney breast housing a cast iron wood burner set on a slate hearth with wooden over mantle. Shelving built into the recess, radiator and double glazed window to the front elevation.

Kitchen / Dining Room 9' 11" x 21' 3" (3.02m x 6.47m)

A superb, refitted, open plan family kitchen / diner having a range of matching units extending to base and eye level with fitted silestone work surfaces having an inset sink with drainer and built-in soap dispenser and a contemporary style mixer tap. Range of integrated appliances including an eye level double oven/grill, four ring induction hob with a contemporary style stainless steel cooker hood over, fridge/freezer and dishwasher. Wood effect laminate floor, matching silestone splashbacks, downlights, radiator, double



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glazed window and double glazed French doors giving views and access to the good-sized rear garden.

First Floor Landing

Having downlights and access to the loft space.

Bedroom One 10' 0" x 14' 3" (3.04m x 4.34m)

A generous sized main bedroom with the original cast iron fire surround, radiator and double glazed window to the rear elevation.

Bedroom Two 10' 9" x 11' 9" (3.28m x 3.58m)

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

Bedroom Three 7' 8" x 10' 11" max (2.33m x 3.34m max)

Having an over-stairs storage cupboard, radiator and double glazed window to the front elevation.

Family Bath / Shower Room 9' 11" x 8' 2" (3.02m x 2.50m)

A substantial, family bath/shower room being refitted with a highly modern contemporary suite including a rectangular shape freestanding bath with freestanding chrome mixer tap with shower attachment, tiled shower cubicle with mains fitted shower, circular wash basin with chrome mixer tap set into a quartz top with storage units beneath and floating WC with enclosed cistern. Chrome towel radiator, wood plank effect tiled floor, numerous downlights and two double glazed windows to the rear elevation.

Outside - Front

The property is approached over a driveway which provides off-road parking for several vehicles.

Outside - Rear

The private, beautifully maintained rear garden is mainly laid to lawn with a play area, raised beds. There is a secure gated access leading to the entry which further leads to the front of the property. There are two garden sheds included in the sale.

External Utility Room

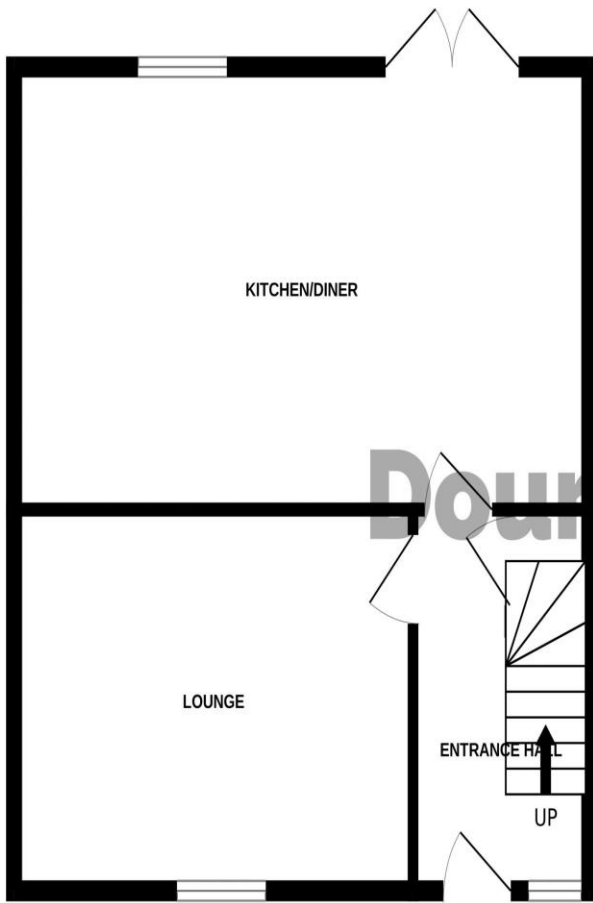
Being accessed through a double glazed door and having power, lighting and plumbing for appliances.

Summer House / Home Office 8' 5" x 13' 10" (2.57m x 4.22m)

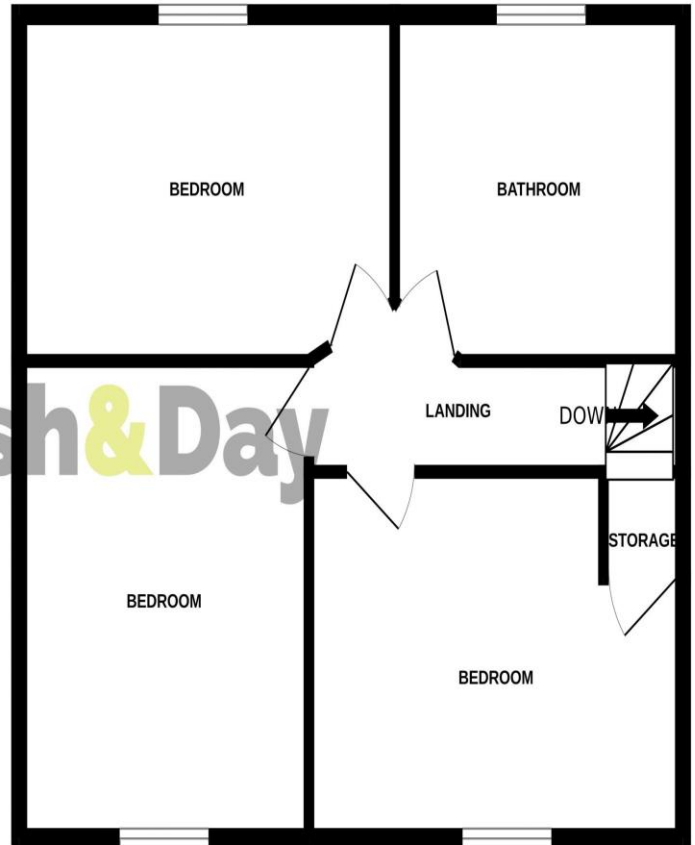
Having power, lighting, three double glazed windows, double glazed door to the side elevation.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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