



Offers Over £60,000

🔑 TENURE: Leasehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: A

Beaconside Stafford

Pike Close Beaconside
Stafford Staffordshire



(CASH BUYERS ONLY) If you're a keen angler, then you will know what a good catch a pike is...well similarly, this is a superb catch of a property!

Being marketed at a realistic price due to the work required this home will be of particular interest to CASH INVESTORS due to the demand for rental properties in the area. These homes offer a spacious internal layout set over two floors and comprises of an entrance hall, living room, kitchen, two bedrooms and a bathroom.

- CASH BUYERS ONLY
- Modernisation Required
- Ground Floor Maisonette
- Spacious Living Room & Kitchen
- Two Bedrooms & Bathroom
- Popular Location Close to Commuter Links

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Agents Note(s):

We understand that the lease has approximately 60 years unexpired. It is not our clients intention to enquire about extending the lease and prospective purchasers are advised that the property is likely to be unsuitable for mortgage purposes and we are seeking cash buyers only.

Entrance Hallway

Being accessed through a double glazed entrance hall and having stairs leading to the first floor accommodation with understairs storage cupboard and double glazed window to the front elevation.

Living Room 12' 1" max x 14' 11" (3.68m max x 4.55m)

A spacious reception room having a wall mounted gas fire (not tested) and a large double glazed window to the front elevation.

Kitchen 11' 11" x 8' 6" (3.64m x 2.58m)

Having fitted units and work surfaces with an inset sink drainer unit, built-in storage cupboard, wall mounted gas water heater (not tested) and two double glazed windows.



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First Floor Landing

With built-in storage cupboard.

Bedroom One 11' 11" x 11' 10" (3.64m x 3.61m)

A double bedroom having a built-in double wardrobe and double glazed window to the front elevation. A door leads out to the terrace/drying area.

Bedroom Two 12' 1" x 8' 7" (3.69m x 2.61m)

Having a built-in double wardrobe and double glazed window to the front elevation.

Bathroom 6' 2" x 6' 2" (1.87m x 1.88m)

Having a suite that includes a panelled bath, wash hand basin and low level WC.

Externally

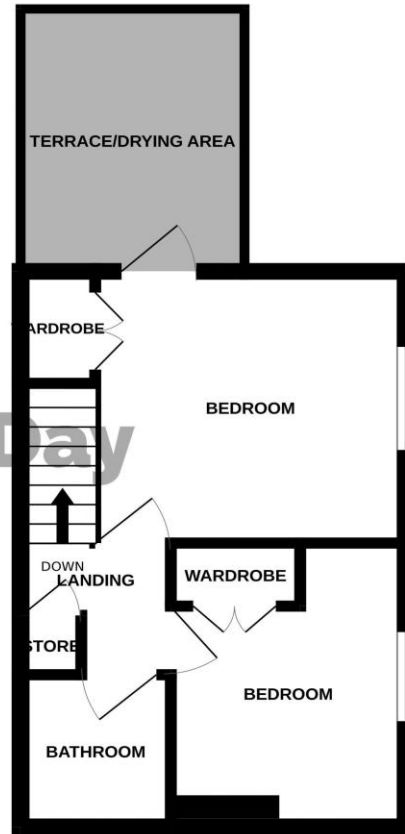
The property is situated within well kept communal grounds with lawned garden, planting beds and parking area. We have also been advised by our client that the sale of the property includes a garage which is located in a separate block from the property.



GROUND FLOOR



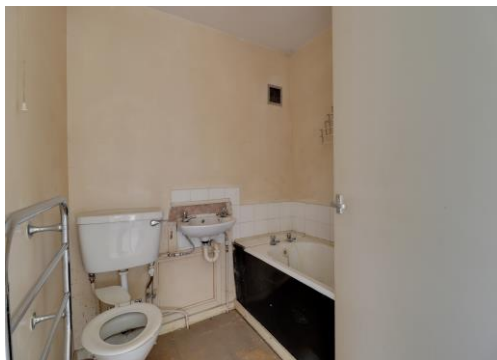
1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
G	(0-20)		
		78	83
<small>EU energy efficiency - higher running costs</small> England & Wales		<small>EU Directive 2002/91/EC</small> www.ec.europa.eu	

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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