



£170,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

£ COUNCIL TAX BAND: A

Stafford

Peel Terrace
Stafford Staffordshire



Calling All First-Time Buyers! Some properties just ooze character, and this spacious, beautifully presented, three-bedroom Victorian home is no exception. Located close to Stafford town centre, it offers a comprehensive range of shops, amenities, and a mainline railway station for the daily commuter.

Externally, the property boasts a substantial, private, mature rear garden, perfect for outdoor relaxation and entertaining. Step inside and be welcomed by a good-sized hallway, a cosy living room, a dining room ideal for family meals, and a well-fitted kitchen. The first floor features three bedrooms and a spacious bathroom. Externally the property has a court yard with a gate what opens up to a further large rear garden which is perfect for families. If you're looking for character, convenience, and space, this could be the perfect home for you. Don't miss out on this exceptional opportunity!

- Superb Three Bedroom Victorian Property
- Well Presented Living Room, Dining Room & Kitchen
- Modern Three Bedrooms & Family Bathroom
- Court Yard & Separate Large Rear Garden
- Ideal For First Time Buyer's & Investors

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hall

Being accessed through a double glazed composite door with stairs leading to the first floor landing, radiator and tiled effect flooring.

Dining Room 10' 10" x 8' 8" (3.29m x 2.65m)

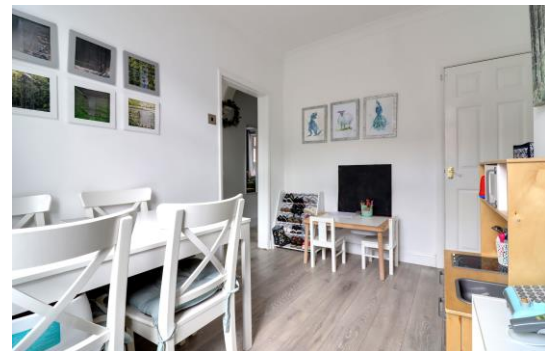
Having an understairs storage cupboard, wood effect laminate floor, radiator and double glazed window to the front elevation.

Living Room 11' 1" x 12' 2" max (3.37m x 3.71m max)

A good-sized living room having wood effect laminate floor, radiator and double glazed window to the rear elevation.

Kitchen 11' 0" x 6' 1" (3.35m x 1.85m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel single bowl sink unit with chrome mixer tap. Space for cooker with cooker hood over, further appliance space, tiled effect floor, tiled splashbacks, radiator, double glazed window to the side elevation and double glazed door to the side elevation.



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First Floor Landing

The following lead off:

Bedroom One 11' 1" x 16' 1" (3.37m x 4.90m)

A spacious double bedroom having a radiator and double glazed window to the rear elevation.

Bedroom Two 10' 10" x 9' 4" (3.29m x 2.84m)

A second double bedroom having a walk-in storage cupboard with hanging rail, access to loft space, radiator and double glazed window to the front elevation.

Bedroom Three 7' 6" x 6' 3" (2.28m x 1.90m)

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

Bathroom 11' 0" x 6' 0" (3.35m x 1.83m)

Having a white suite which includes a panelled bath with mains shower over and glazed screen and chrome taps, pedestal wash hand basin with chrome taps and close coupled W/C. Tiled walls, tiled effect floor, radiator and double glazed window to the side elevation. The bathroom is accessed from bedroom one.

Outside - Front

There is a courtyard style front garden which is paved which leads to the entrance door. A side entry leads to:

Outside - Rear

Immediately behind the house is a courtyard style rear garden with a useful outside storage room. A wooden gate leads to a communal passageway at the rear of the property and a further wooden gate leads to an additional garden which includes a paved seating area overlooking the remainder of the garden which is of a good-size being mainly laid to lawn with a further decked seating area. The garden is enclosed by panel fencing.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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