



£175,000

🔑 TENURE: Freehold

📊 EPC RATING: D

£ COUNCIL TAX BAND: A

Stafford

Prospect Road
Stafford Staffordshire



I'm sure you are almost as excited about the 'prospect' of moving into this beautifully appointed home as we are to have it on the market! Properties like this are an estate agents dream as the vendors have presented it to an impeccable standard, so it is sure to fly out.

Comprising an entrance hall, beautifully appointed living room and a kitchen/diner to the ground floor. Upstairs are two spacious double bedrooms and a family bathroom. What's more, there is a huge amount of storage, with both a large pantry and a spacious understairs store. Outside is a lovely sized garden providing a good degree of privacy with lawns and a sitting area. If you want a property in move in condition internally, then this is most definitely for you! Call us today to book in your viewing!

- Beautifully Presented Two Bedroom Home
- Living Room & Kitchen/Diner
- Two Double Bedrooms
- Spacious Bathroom
- Gardens to the Front Side & Rear
- Ideal For First Time Buyers

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hall

Accessed through a double glazed entrance door and having stairs rising to the first floor accommodation a radiator and a door leading through to the living room.

Living Room 12' 2" x 13' 1" (3.72m x 4.00m)

A bright and cosy reception room featuring a decorative fire surround, display shelving and cupboard, radiator and a double glazed window to the front elevation. (NB. Gas fire is no longer connected)

Kitchen/Diner 8' 11" x 13' 1" (2.72m x 3.99m)

Fitted with a matching range of wall, base and drawer units with fitted work surfaces which incorporates a sink drainer unit and providing spaces for kitchen appliances. The room also features a useful pantry cupboard a second large storage cupboard, recessed downlights, wall mounted Worcester Bosch combi central heating boiler, tile effect flooring, radiator, double glazed window to the rear elevation and a double glazed rear door.

First Floor Landing

Having a loft access point with drop down ladder and doors leading to both bedrooms and the family bathroom.



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Bedroom One 10' 0" x 16' 2" into recess(3.06m x 4.94m into recess)

A superb sized double bedroom which offers a built in wardrobe and separate storage cupboard, a radiator and a double glazed window to the front elevation.

Bedroom Two 11' 4" x 8' 0" (3.46m x 2.44m)

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

Family Bathroom 8' 1" x 8' 0" (2.46m x 2.43m)

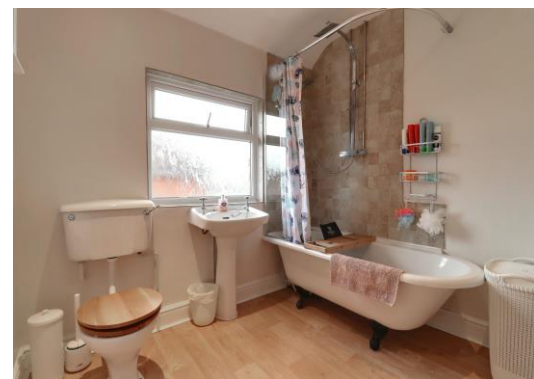
A large bathroom fitted with a white suite which incorporates a WC, pedestal wash hand basin and a roll top bath with main shower over. The room additionally benefits from having recessed downlights, chrome towel radiator and a double glazed window to the rear elevation.

Outside Front

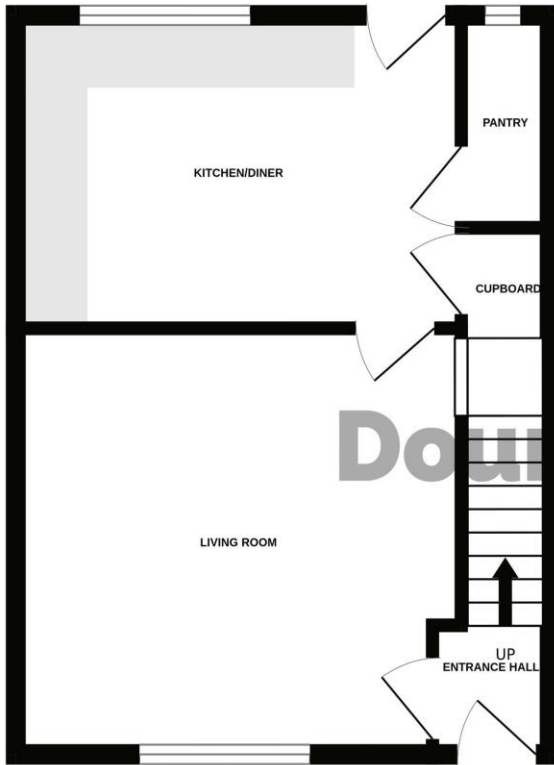
The property is approached via a gated frontage with a tall hedge providing a good degree of privacy and a gravelled front garden with a paved pathway leading to the entrance door.

Outside Rear

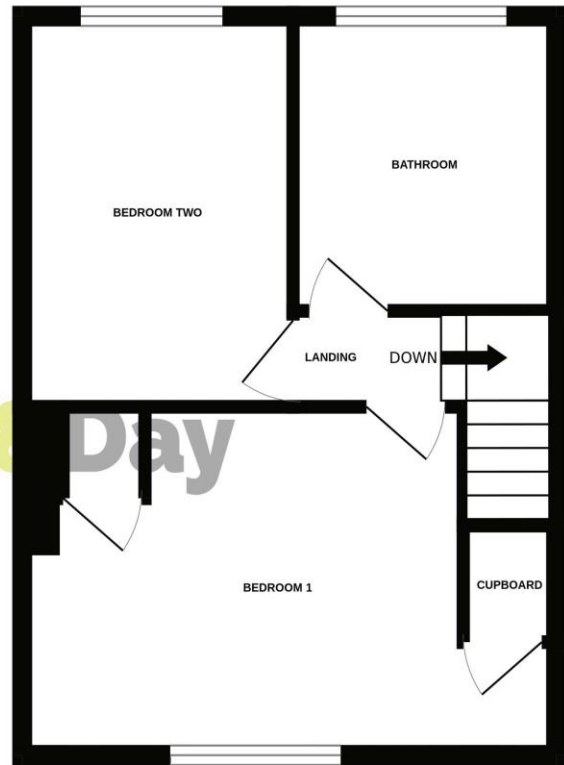
A lovely sized corner plot garden offering a good degree of privacy and featuring a gravelled and paved seating area as well as a good sized lawn. In addition, there is a brick built utility outhouse that provides space for a washing machine and dryer.



GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - best rating (100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		85
(39-54)	E		
(17-38)	F		
0	G		

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

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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