



£155,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **A**

Stafford

Tixall Road
Stafford Staffordshire



Step into perfection with this stunning two-bedroom terraced home that checks all the boxes! beautifully presented and conveniently located within walking distance of Stafford Town Centre's array of shops and amenities, this property boasts a private rear garden for your enjoyment.

Inside, you'll find a beautifully presented living room, a charming dining room, a well-appointed kitchen, and a contemporary-style ground floor bathroom—each space exuding style and functionality. Upstairs, two generously sized double bedrooms offer comfort and tranquillity. Externally, the property continues to impress with a small front forecourt and a spacious private rear garden—ideal for outdoor relaxation and entertaining. Perfect for first-time buyers eager to step onto the property ladder or those looking to downsize, this property is bound to attract attention. Don't wait—call us today to schedule your viewing appointment and seize the opportunity to make this exquisite home yours!

- Superb Two Double Bedroom Terraced Cottage
- Spacious Living Room, Dining Room & Kitchen
- Ground Floor Bathroom
- Good Sized Private Rear Garden
- Walking Distance To Stafford Town Centre
- Perfect For First Time Buyers & Downsizees

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Living Room 11' 2" x 12' 9" (3.40m x 3.88m)

A good sized reception room accessed through a double glazed entrance door, and having a feature brick fireplace & surround housing an electric fire set on a slate hearth, decorative timber beams to the ceiling, wood effect laminate flooring, a double glazed window to the front elevation & radiator.

Dining Room 9' 3" x 9' 11" (2.82m x 3.02m)

A second reception room featuring a brick fireplace with an inset electric fire set on a slate hearth, a useful understairs storage cupboard, wood effect laminate flooring, a double glazed window to the rear elevation & radiator. A further internal door opens to the staircase rising to the first floor accommodation.

Kitchen 9' 6" x 5' 11" (2.90m x 1.81m)

Fitted with a matching range of eye-level, base & drawer units with fitted work surfaces over incorporating an inset stainless steel single bowl sink with chrome mixer tap over, and a range of integrated/fitted appliances which include; electric oven/grill, electric hob & hood over. The kitchen also benefits from having a double glazed window to the side elevation, tiled effect flooring, and a double glazed door to the side elevation.



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Lobby

Having a built-in cupboard housing a wall mounted gas central heating boiler, a further built-in storage space, wood effect laminate flooring, and access off, leading through into the shower room.

Shower Room 5' 2" x 6' 3" (1.57m x 1.90m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a separate walk-in screened shower cubicle housing a mains-fed mixer shower. The room also benefits from having ceramic tiling to the walls, wood effect flooring, a double glazed window to the side elevation & radiator.

First Floor Landing

Having an access point to the loft space, a feature stained glass window to the rear elevation, and internal doors off, providing access to;

Bedroom One 11' 2" x 12' 10" (3.40m x 3.92m)

A double bedroom, having a double glazed window to the front elevation & radiator.

Bedroom Two 9' 4" x 9' 10" (2.84m x 3.00m)

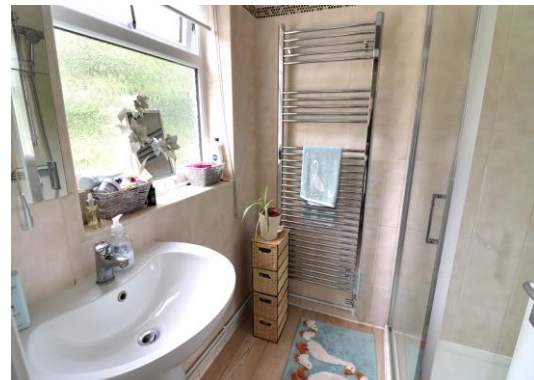
A second double bedroom, having a double glazed window to the rear elevation & radiator.

Outside Front

The property is approached over a paved pathway with gate providing access to the front entrance door. There is a courtyard style garden to the side of the pathway with a variety of established flowerbeds, plants & shrubs.

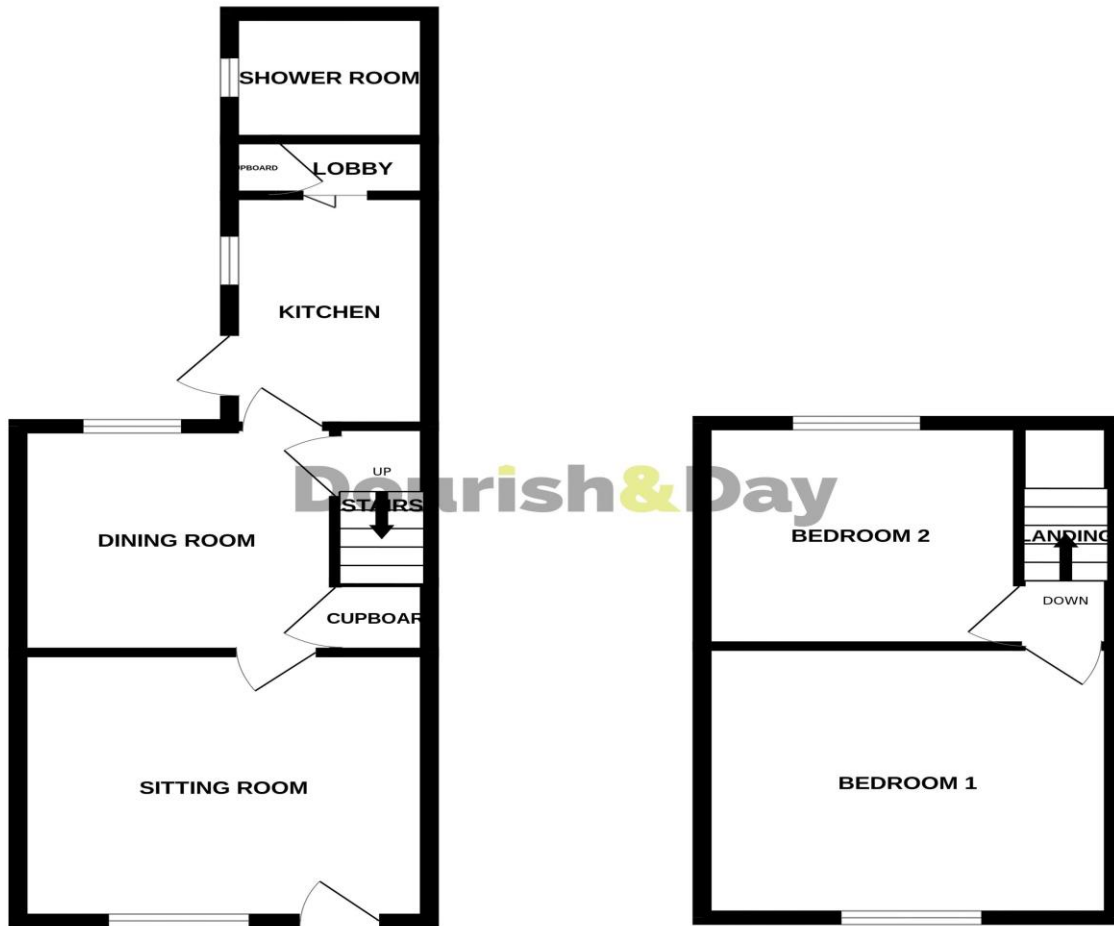
Outside Rear

A paved low-maintenance garden with a pedestrian gate to the rear of the garden.

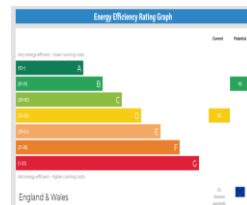


GROUND FLOOR

1ST FLOOR



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