



£175,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Stafford

Lawrence Street
Stafford Staffordshire



A spacious, three bedroom, traditional, double fronted, property with a large rear garden and bags of potential and is ready and waiting for someone to make their own!

Offered with No Onward Chain and internally comprising of an entrance hallway, good sized living room with double glazed patio doors to the rear, refitted shaker style kitchen with built in appliances, ground floor bathroom and W.C. To the first floor there are three bedrooms. Externally the property has a garden to the front and a large garden to the rear, with potential to create off road parking.

- Double Fronted Semi-Detached Property
- Living Room & Refitted Contemporary Style Kitchen
- Ground Floor Bathroom & Three Bedrooms
- Large Rear Garden With Potential Parking
- Some Modernisation Required
- Close To Stafford Town Centre & No

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Entrance Hallway

Being accessed through a double glazed entrance door and having an open downstairs storage spacious and built-in cupboard.

Lounge 16' 1" x 11' 4" (4.91m x 3.46m)

A spacious lounge having a modern granite fire surround with matching inset and hearth and coal effect gas fire, double glazed window to the front elevation and double glazed sliding doors giving views and access to the rear garden.

Kitchen 11' 2" x 9' 2" (3.40m x 2.79m)

Being refitted in a Shaker style having a range of matching units extending to base and eye level and fitted work surfaces with inset stainless steel sink unit with mixer tap. Built-in appliances including an eye level double oven, four ring gas hob with stainless steel cooker hood over. Further range of integrated appliances including washer and dryer, radiator, coving, splashback tiling, tiled effect floor, double glazed door to the side elevation and double glazed window to the rear elevation.



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Guest WC

Having a wash hand basin with chrome mixer tap and vanity unit beneath, low level WC. Tiled walls, tiled floor and double glazed window to the rear elevation.

Bathroom 4' 6" x 8' 10" (1.36m x 2.70m)

Having a suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, chrome towel radiator, tiled walls and double glazed window to the front elevation.

First Floor Landing

Having access to loft space.

Bedroom One 16' 2" x 9' 3" (4.94m x 2.82m)

A good-sized double bedroom having fitted wardrobes to one wall with matching dresser and bedside drawers, radiator and dual aspect double glazed windows to the front and rear elevations.

Bedroom Two 7' 11" x 15' 6" (2.41m x 4.72m)

A second double bedroom having an over-stairs storage cupboard with shelving, radiator and two double glazed windows to the front elevation.

Bedroom Three 7' 10" x 9' 1" (2.40m x 2.77m)

Having a fitted wardrobe with matching dresser and drawers beneath, radiator and double glazed window to the front elevation.

Outside Front

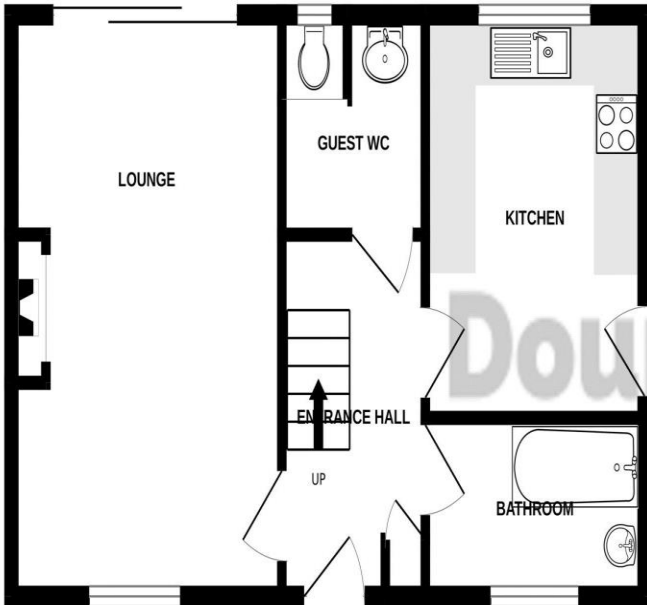
There is a gravelled front garden which is low maintenance.

Outside Rear

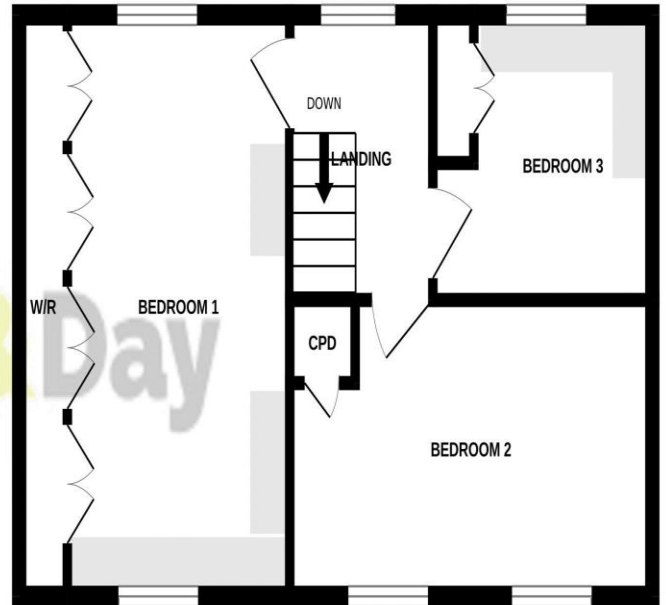
Having a large rear garden which is mainly laid to lawn with garden shed and large garden store which was formerly the garage,



GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		85
(81-90)	B		
(71-80)	C		
(61-70)	D		
(51-60)	E		
(41-50)	F	58	
(31-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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