



£190,000

🔑 TENURE: Freehold

📊 EPC RATING: E

🏠 COUNCIL TAX BAND: B

Littleworth Stafford

Crossway Littleworth
Stafford Staffordshire

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Conveniently located, properties in this price bracket are not hanging around, so be sure to book your viewing fast!

This delightful home offers deceptively spacious ground floor accommodation, including a living room that extends into a spacious dining room and a breakfast kitchen. Upstairs, you'll find two double bedrooms and a restyled bathroom, providing ample space and comfort. Externally, the property features a charming front garden and driveway, along with a well-manicured rear garden, perfect for relaxation and outdoor activities. Ideal for first-time buyers or as a buy-to-let investment, this property is sure to attract a lot of interest. Don't delay—call us today to arrange your viewing appointment and avoid disappointment!

- Deceptively Spacious End Terraced
- Generous Breakfast Kitchen
- Good Size Dining Room
- Lounge With Feature Fireplace
- Two Double Bedrooms
- Restyled Bathroom

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

With double glazed door to front, radiator, stairs to first floor and doors to;

Lounge 13' 2" x 12' 6" (4.02m x 3.82m)

Front aspect having a radiator, double glazed window, feature inset gas fire and surround and archway leading through to;

Dining Room 19' 9" x 8' 3(maximum)" (6.02m x 2.52(maximum)m)

Extended room with a radiator, door to kitchen and double glazed French doors to the rear.

Kitchen 19' 10" x 8' 3(maximum)" (6.05m x 2.52(maximum)m)

Pleasant kitchen with a range of base and eye level units, fitted work surfaces incorporating sink unit with tiled splashbacks, spaces for fridge-freezer and cooker, further appliance spaces for a condensing dryer and a washing machine, wall mounted gas central heating boiler, tiled flooring, radiator, space for a breakfast table, double glazed windows to side and rear aspect and further double glazed to the side.



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First Floor Landing

Side aspect with a drop down loft hatch and access, double glazed window to the side and doors to;

Bedroom One 11' 11" x 11' 4" (3.63m x 3.46m)

With a radiator, a built in storage cupboard and shelving set within the alcove and double glazed window to the front.

Bedroom Two 11' 9" x 7' 9" (3.59m x 2.35m)

With a radiator, and a double glazed window to the rear.

Bathroom 8' 8" x 8' 2" (2.64m x 2.49m)

With a wash hand basin set into a vanity cupboard and having a chrome mixer tap, a close couple WC, part tiled walls, radiator, a panelled bath with electric shower over a glazed screen and having a chrome mixer tap and a double glazed window to the rear.

Outside Front

With a lawn area, flowerbeds, plants and shrubs, gated access to the driveway and side access gate leads to;

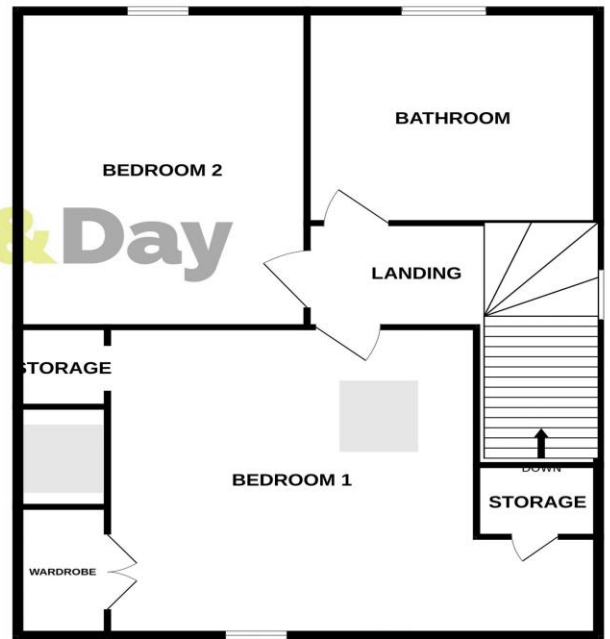
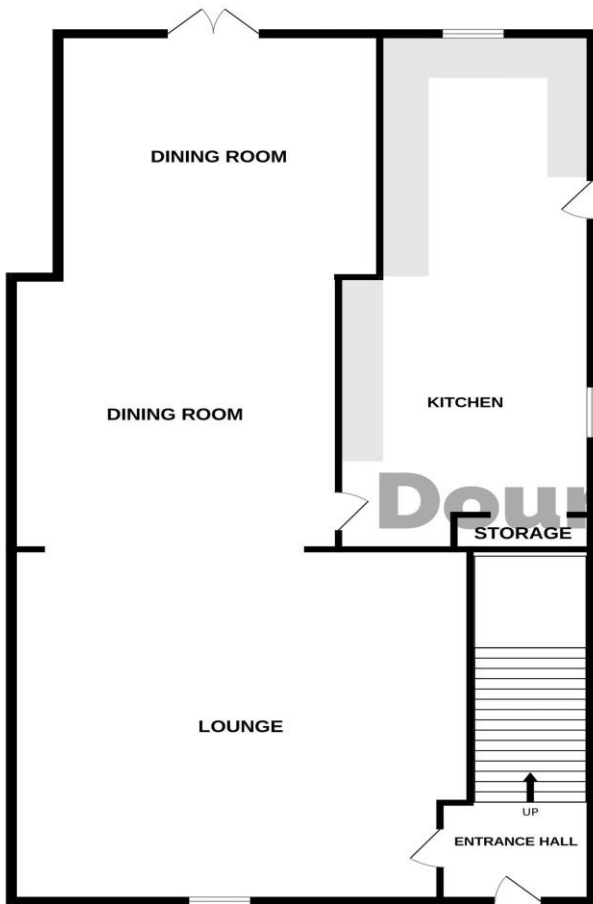
Outside Rear

Well manicured and pleasant rear garden with paved patio, paved pathway, flowerbeds, plants and shrubs, useful storage shed and summerhouse, rear access gate and panel fencing enclose.



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)	48	
F	(13-20)		
G	(1-12)		
Very energy efficient - higher running costs			82

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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