



£115,000

KEY TENURE: **Freehold** EPC RATING: **C** COUNCIL TAX BAND: **A**

## Stafford

Crooked Bridge Road  
Stafford Staffordshire



*First-time buyer homes that are budget-friendly in Stafford are becoming increasingly scarce. Situated on the outskirts of the town and conveniently close to various amenities, this mid-terraced house also holds appeal for landlords seeking a prime investment opportunity.*

With a well-appointed interior, including a cosy living room, modern kitchen, and shower room on the ground floor, along with two bedrooms and a WC upstairs, it offers comfortable living arrangements. Outside, there's a rear courtyard garden. Don't delay; this property is sure to be quickly claimed.

- Perfect First Time Buyers Home
- Close To Stafford Town Centre
- Traditional Terraced House
- Living Room & Kitchen
- Two Bedrooms, Ground Floor Shower & First Floor WC
- Courtyard Rear Garden

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk





**Living Room** 11' 1" x 11' 4" (3.37m x 3.46m)

A bright reception room that is accessed via a double glazed entrance door, having a double glazed window to the front elevation, radiator, and a large opening leading directly into the kitchen.

**Kitchen** 9' 8" x 11' 4" (2.95m x 3.45m)

Fitted with a modern range of wall, base & drawer units with fitted work surface over incorporating a sink/drainage with chrome mixer tap over, and an integrated oven & hob with spaces for additional appliances. There is tiled flooring, a vertical wall mounted radiator, stairs rising to the first floor accommodation, and a double glazed window to the rear elevation.

**Lobby**

Having a double glazed door to the side elevation & door off to shower room.

**Shower Room** 3' 10" x 5' 5" (1.16m x 1.66m)

Fitted with a wash hand basin & tiled shower cubicle with an electric shower. There is wood effect flooring, a radiator, and a double glazed window to the rear elevation.



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## First Floor Landing

Having a loft access point and a radiator.

## Bedroom One 10' 1" x 11' 3" (3.07m x 3.44m)

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

## Bedroom Two 11' 0" x 5' 3" (3.36m x 1.60m)

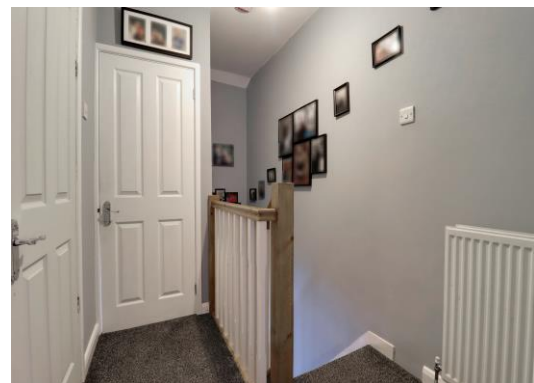
Having a double glazed window to the rear elevation & radiator.

## Separate WC 3' 9" x 2' 6" (1.14m x 0.75m)

Having a WC & double glazed window to the rear elevation.

## Externally

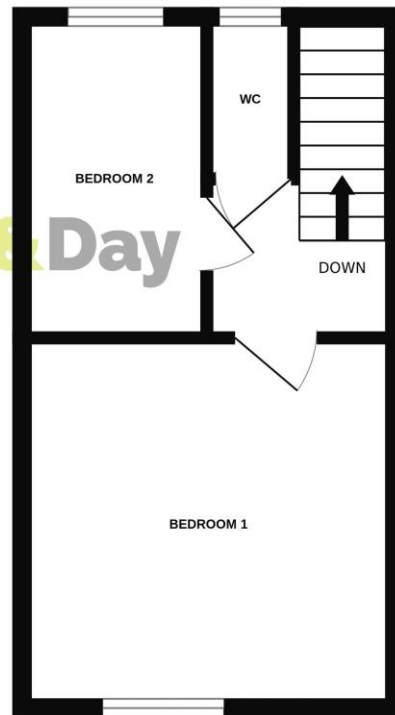
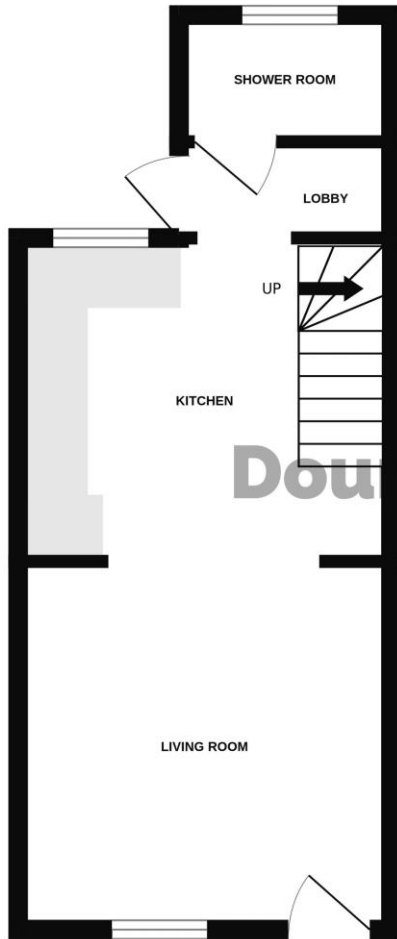
The property benefits from having an enclosed low-maintenance rear garden being laid mainly to paving with a rear access gate.





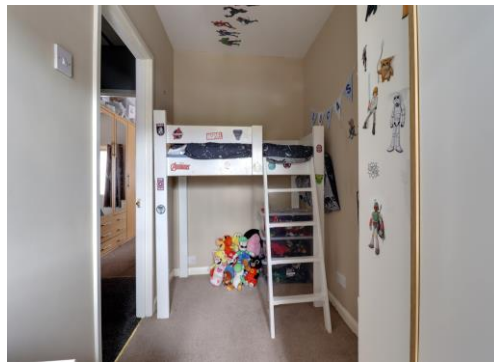
GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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