



£185,000

KEY TENURE: **Freehold**

EPC RATING: **TBC**

COUNCIL TAX BAND: **A**

Stafford

Friars Terrace
Stafford Staffordshire



This stunning period terraced property would suit both investors and first-time buyers perfectly, so you are sure to have a fight on your hands with this one!

The property is well presented throughout and having spacious room proportions with a practical layout. The accommodation comprises of an entrance hall, sitting room, living room, cellar, and a kitchen/breakfast room. Meanwhile upstairs the property has two double bedrooms and a family bathroom. Whilst outside there is also a good sized rear garden. This property really is going to be popular so book in your viewing today and you are sure to be impressed!

- Traditional Well-Presented Terraced House
- Sitting Room & Living Room
- Kitchen/Breakfast Room & Cellar
- Two Double Bedrooms & Family Bathroom
- Well Established Garden
- Ideal For First Time Buyers or Investors

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

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Entrance Hallway

Accessed through a secure wooden & glazed entrance door, having quarry tiled flooring, radiator, and internal door(s) off, providing access to;

Sitting Room 11' 0" x 11' 6" (3.35m x 3.50m)

Featuring an ornamental tiled fireplace with decorative surround, a double glazed window to the front elevation & radiator.

Living Room 11' 11" x 13' 4" (3.63m x 4.07m)

A second spacious reception room having an ornamental tiled fireplace with decorative surround, a built-in cupboard, quarry tiled flooring, door off, leading to stairs rising to the first floor accommodation, and a double glazed window to the rear elevation.



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Open-Plan Kitchen & Breakfast Room:

Kitchen 9' 3" x 7' 3" (2.82m x 2.20m)

Featuring fitted base units with wooden worktops incorporating a Belfast style sink with mixer tap & spaces to accommodate kitchen appliances. There is tiled flooring with underfloor heating, a double glazed window to the rear elevation, and a wooden side door.

Breakfast Room 8' 7" x 7' 3" (2.62m x 2.20m)

Having tiled flooring, a towel radiator, a double glazed window to the side elevation, and double glazed double doors leading out to the garden.



First Floor Landing

Having a loft access point which is boarded with a skylight window.

Bedroom One 10' 11" x 14' 7" (3.34m x 4.45m)

A double bedroom, featuring an ornamental fireplace, and having a double glazed window to the front elevation & radiator.

Bedroom Two 12' 1" x 11' 3" (3.69m x 3.42m)

A second double bedroom, featuring an ornamental fireplace, and having a double glazed window to the rear elevation, a built-in cupboard & radiator.



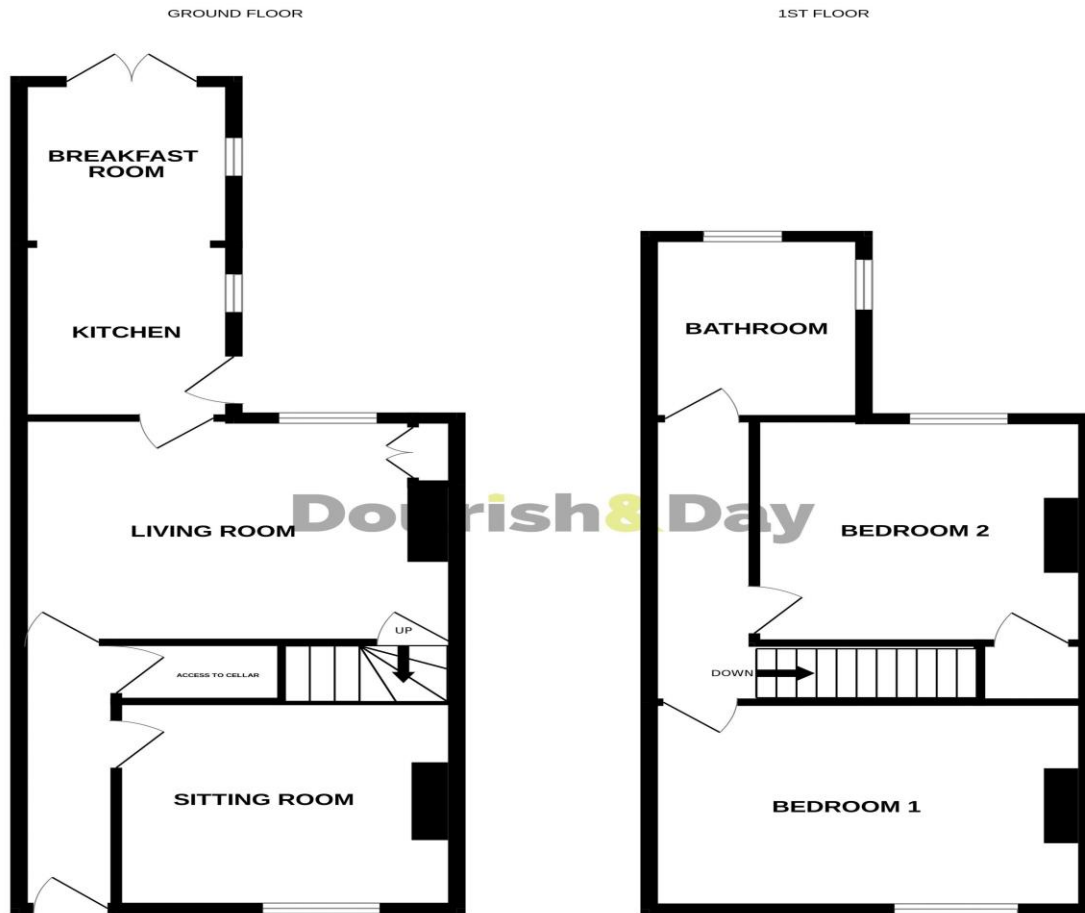
Bathroom 9' 7" x 7' 5" (2.92m x 2.25m)

Fitted with a suite which includes a low-level WC, a pedestal wash hand basin, a tiled shower cubicle with a mains-fed shower, and a freestanding roll-top bath with telephone style mixer taps & hand-held shower attachment. There is a radiator & two double glazed windows.

Externally

The property benefits from having a low-maintenance rear garden which features a patio seating area through the middle of the garden with well stocked planting beds to both sides.





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	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales



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