



£225,000

KEY TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **B**

Stafford

St. Leonards Avenue
Stafford Staffordshire



CREATE THE NEXT CHAPTER!... In this wonderful two-bedroom mid-terrace home that is situated close to Stafford's local amenities and superb transport links. This property has been lovingly presented throughout and boasting an inviting layout that will make the perfect home for any potential buyer to add their own mark.

You will be welcomed first into the entrance hallway which features a Minton tiled floor and doors leading through to the two superb sized reception rooms both featuring period style fireplaces whilst the front living room has a wonderful bay window which has colonial style shutter blinds, completing the ground floor accommodation is the good-sized kitchen. Whilst upstairs there two double bedrooms, again with colonial style shutter blinds to the largest room and a family bathroom. Outside this home features a large, enclosed garden that offers patio seating areas and a lawned garden. These homes are so popular in Stafford, so to ensure you have the opportunity to view we would encourage you to call us today.

- Wonderful Period Terraced Home
- Entrance Hallway with Minton Tiled Flooring
- Living Room, Dining Room & Kitchen
- Two Double Bedrooms & Upstairs Bathroom
- Large Private Rear Garden
- Wonderful Location Close To Amenities

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Storm Porch

Having a double glazed entrance door leading through to:

Entrance Hallway

Featuring a Minton tiled floor, stairs to the first floor accommodation and doors leading to the living room and dining room.

Living Room 14' 6" x 11' 9" (4.43m x 3.59m)

Having a feature period style fireplace, radiator and front facing bay window with three double glazed sash style windows having colonial style shutter blinds.

Dining Room 12' 10" x 12' 10" (3.92m x 3.92m)

A second lovely sized reception room having a period style fireplace, radiator, wood effect laminate flooring and double glazed window to the rear elevation.



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Kitchen 10' 3" x 9' 9" (3.12m x 2.98m)

Having a range of matching units extending to base and eye level units with fitted work surfaces incorporating a sink drainer unit with mixer tap. wood laminate flooring, under stairs cupboard, double glazed window to the rear elevation and double glazed door to the side.

First Floor Landing

Having access to loft space and doors leading to both the bedrooms and the bathroom.

Bedroom One 11' 11" x 16' 2" (3.63m x 4.94m)

A large double bedroom with ornamental period style fireplace, radiator and two front facing double glazed sash style windows with colonial style shutter blinds.

Bedroom Two 13' 0" x 10' 7" (3.95m x 3.23m)

Having an ornamental period style fireplace, radiator and double glazed window to the rear elevation.

Bathroom 10' 4" x 10' 2" (3.14m x 3.10m)

Having a suite comprising of panelled bath with mixer fill tap set over a glazed screen with shower attachment, pedestal wash hand basin with mixer tap and WC. Radiator, built in corner cupboard housing the gas central heating boiler and double glazed window to the rear elevation.

Outside - Front

The property is set behind a fore courted garden with brick wall.

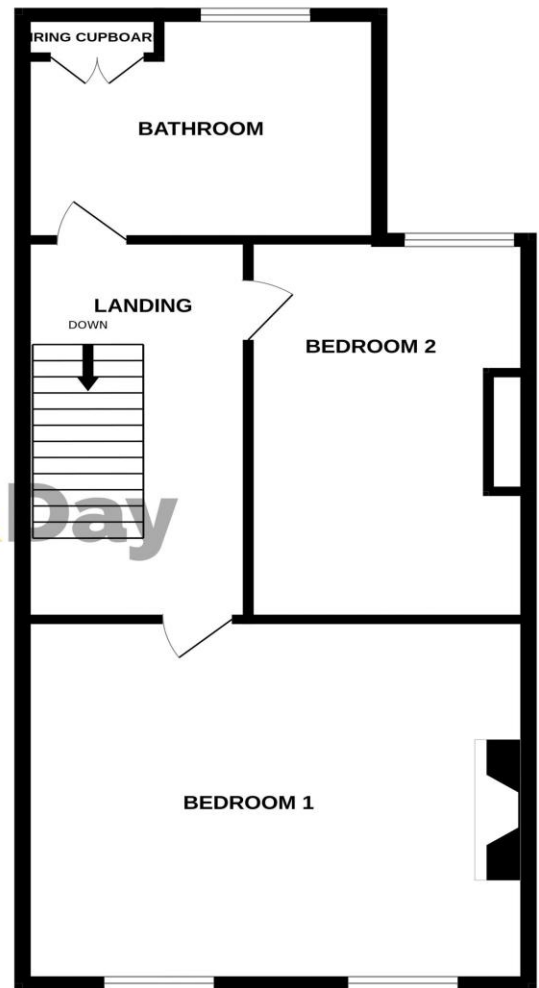
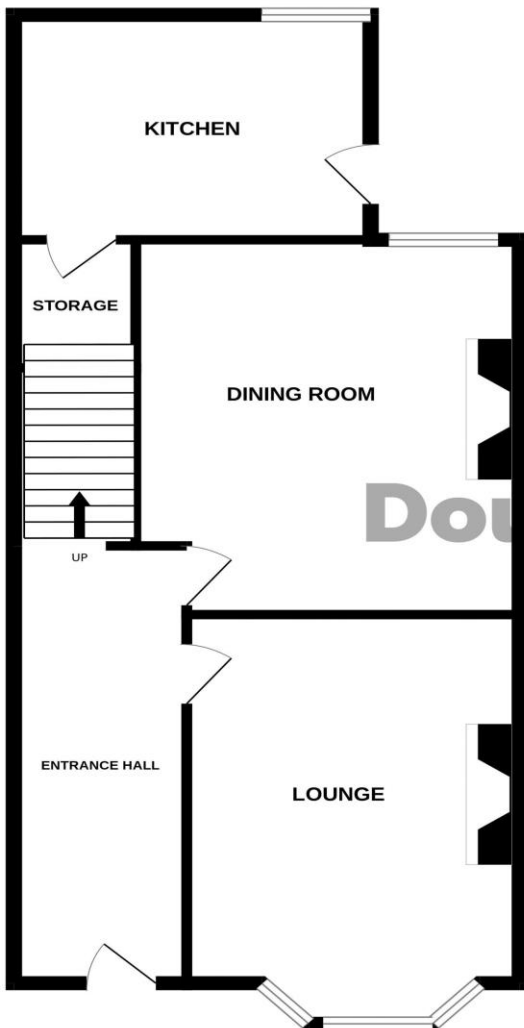
Outside - Rear

A large rear garden which is mainly laid to lawn with well established beds, patio areas and two outbuildings.

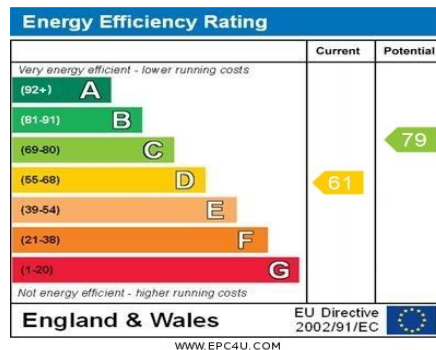


GROUND FLOOR

1ST FLOOR



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