



£170,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: A

## Stafford

Peel Terrace  
Stafford Staffordshire



***Have you been keeping your eyes peeled for a Semi Detached house? Well come and check this two bedroom semi detached house out on Peel Terrace!***

Through the Entrance porch you'll find a spacious living room with a guest WC and a kitchen, upstairs you'll find two good sized bedrooms with a family bathroom and a fully boarded loft with heating. Outside you're greeted by an enclosed low maintenance garden. The front of the property offer's off road parking. You really do not want to miss out this opportunity to view so give us a call today to secure your viewing!

- Modern Two Bedroom Semi-Detached House
- Downstairs Guest WC
- Off-Road Parking
- Spacious Living Room & Kitchen
- Fully Boarded Loft With Heating
- A Short Drive To Stafford Town Centre

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



**Entrance Porch** 3' 5" x 4' 0" (1.03m x 1.23m)

Accessed through a glazed entrance door, leading through into the Living Room.

**Living Room** 19' 11" x 9' 3" (6.06m x 2.82m)

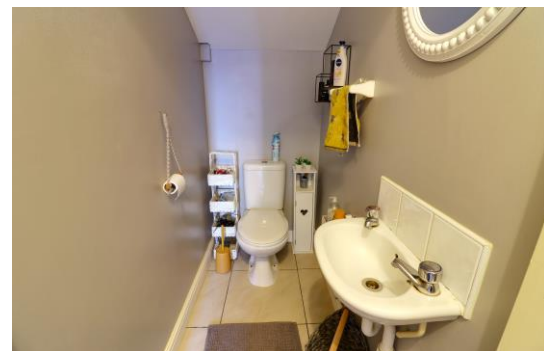
A spacious & bright reception room, featuring open-plan stairs rising to the First Floor Landing & accommodation, wood effect flooring, radiator, and a double glazed window to the front elevation.

**Guest WC** 9' 2" x 3' 1" (2.80m x 0.93m)

Fitted with a suite comprising of a low-level WC, and a wash hand basin with chrome mixer tap. There is ceramic splashback tiling to the walls, ceramic tiled flooring, and a radiator.

**Kitchen** 12' 8" x 12' 0" (3.85m x 3.67m)

Fitted with a range of matching wall, base & drawer units with fitted work surfaces over, and incorporating an inset sink with chrome taps, and a range of appliances including; electric oven, 4-ring gas hob, and cooker hood over. There is ceramic splashback tiling to the walls, ceramic tiled flooring, radiator,



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a double glazed window to the rear elevation, and a double glazed door to the rear elevation.

## First Floor Landing

Having a built-in storage cupboard, an access hatch to the loft space, and internal door(s) off providing access to;

### Bedroom One 12' 10" x 10' 0" (3.90m x 3.06m)

A double bedroom, having built-in wardrobes, a radiator, and a double glazed window to the rear elevation.

### Bedroom Two 8' 9" x 12' 6" (2.66m x 3.81m)

A double bedroom, having a built-in cupboard, radiator, and a double glazed window to the front elevation.

### Bathroom 11' 0" x 5' 7" (3.36m x 1.70m)

Fitted with a white suite comprising of a low-level WC, pedestal wash hand basin with chrome mixer tap, and a panelled bath with mains-fed shower over & screen. There is part-ceramic tiling to the walls, wood effect flooring, a radiator, and a double glazed window to the side elevation.

### Loft Room 6' 3" x 12' 10" (1.90m x 3.91m)

A good sized & useful additional space, having a double glazed skylight window, and radiator.

## Externally

There is off-road parking to the front of the property, and to the rear is a low-maintenance garden which features a paved seating area bordered with planting beds, and is enclosed by timber fencing. To the side of the property is a secure gated access path leading to the front.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Fully energy efficient - lowest running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Fully energy efficient - highest running costs			

England & Wales  
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