



£230,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: A

Rowley Park Stafford

Crescent Road Rowley Park
Stafford Staffordshire



If its character and space you're after then this stunning and much improved, substantial first floor Victorian apartment will have you jumping for joy. Situated in Rowley Park, one of Stafford's most highly regarded and convenient locations having its own private gated park area for residents, reminiscent of a leafy London suburb and if you are a commuter, the mainline railway station is only a short walk away as well as Stafford's comprehensive range of town centre amenities.

Externally the property looks onto a beautiful, well stocked front garden and has a private driveway at the rear. Internally this apartment continues to impress having a large entrance hallway, spacious lounge/dining room, kitchen with a utility. Three double bedrooms with a decorative feature fireplace to bedroom one and a beautiful shower room. This apartment is truly something special! So, give us a call to book your viewing appointment.

- Stunning & Substantial First Floor Apartment
- Secure & Locked Gated Private Parking
- Three Double Bedrooms & Superb Shower Room
- Large Spacious Sitting/Dining Room
- Situated In A Gated Community With A Private Park
- Close To Station & Stafford Town Centre

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Access through a double glazed entrance door, having a radiator, downlights, and internal door(s) off, providing access to;

Living & Dining Room 14' 0" x 20' 1" (4.27m x 6.12m)

A spacious reception room featuring high ceilings, two radiators, and double glazed windows to both the front and side elevations with views over the private residents' park.

Kitchen 9' 3" x 9' 10" (2.82m x 2.99m)

Having a matching range of wall/display, base and drawer units with fitted work surfaces over which incorporates an inset single bowl sink with chrome mixer taps, and a range of integrated/fitted appliances which include an electric double oven/grill, 5 ring gas hob with an extractor hood over. There is splashback tiling to the walls, tiled effect flooring, and double glazed windows to both the front and rear elevations.



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Utility 6' 1" x 8' 4" (1.85m x 2.55m)

Fitted with a matching range of wall, base and drawer units with fitted work surfaces over incorporating an inset one and a half bowl stainless steel sink with chrome mixer tap, ceramic tiled walls, tiled effect flooring, and a double glazed window to the side elevation. The utility also offers under counter space(s) for appliance(s), and has a wall mounted boiler.



Bedroom One 11' 0" x 14' 5" (3.35m x 4.39m)

A double bedroom featuring the original fireplace set into the chimney breast. There is a radiator, and a double glazed window to the front elevation with views over the private residents' park.

Bedroom Two 12' 7" x 12' 1" (3.83m x 3.69m)

A second double bedroom, having a double glazed window to the rear elevation and a radiator.



Bedroom Three 12' 2" x 11' 1" (3.72m x 3.37m)

A third double bedroom which is currently used as an office and having a double glazed window to the rear elevation and a radiator.

Shower Room 5' 5" x 8' 10" (1.64m x 2.70m)

A beautiful, fully renovated Victorian styled shower room which features a white suite including a high-level WC, a pedestal wash hand basin with chrome taps, and a screened shower area. There is part-bevelled edge ceramic tiling to the walls, patterned tiled effect flooring, and a chrome towel radiator.

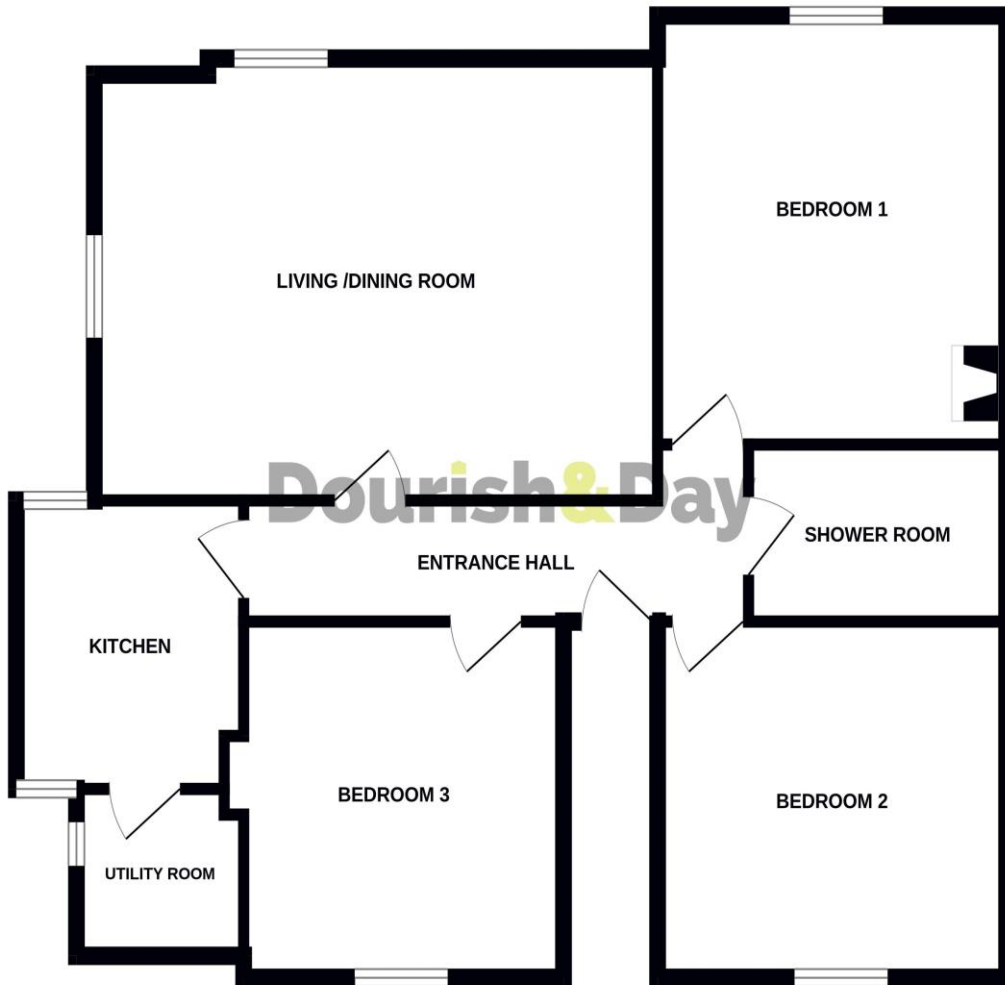


Outside

The property is approached via a path with secure wrought iron gate which gives access to the main entrance door. At the rear of the property, there is a secure and locked gated private parking area.



GROUND FLOOR



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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	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
		74	82
<small>Full energy efficient - higher running costs</small> England & Wales		<small>EU Directive 2002/91/EC</small> <small>www.epcrea.com</small>	



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