



£150,000

🔑 TENURE: Freehold

📊 EPC RATING: C

£ COUNCIL TAX BAND: A

Stafford

Cooperative Street
Stafford Staffordshire



Calling all home seekers! A little blackbird told us about a gem of a property that has just hit the market! Nestled only a short distance from Stafford Town Centre, this home is perfect for first-time buyers or savvy investors. The town centre offers a comprehensive range of shops, amenities, and excellent transport links, making this location highly desirable.

Step inside to discover an inviting entrance hallway leading to an open-plan lounge, perfect for relaxation. Adjacent is a spacious dining room, ideal for family meals and gatherings. There is a kitchen and utility. Upstairs, you will find two generously sized double bedrooms, each offering comfort and tranquillity and a bathroom. Externally, the property boasts a good-sized private rear garden, a wonderful space for outdoor activities and relaxation. This home ensures a smooth buying process. Do not miss out on this incredible opportunity—call us today to arrange your viewing appointment!

- Two Bedroom Victorian Terraced
- Open-Plan Lounge & Dining Room
- Kitchen & Good Size Utility Room
- Good Size Private Rear Garden
- Ideal First Time Buyer & Investor Property
- Convenient Location Close To 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 Hall

Accessed through a double glazed front entrance door, and having stairs off, rising to the first floor landing & accommodation, tiled effect flooring & radiator.

Living Room 11' 2" x 10' 7" (3.40m x 3.22m)

Having an open fireplace with tiled hearth, wood laminate flooring, a radiator, and a double glazed window the front elevation.

Dining Room 13' 0" x 10' 9" (3.97m x 3.28m)

A second spacious reception room, again having an open fireplace, a useful understairs storage cupboard, wood laminae flooring, radiator, and a double glazed window to the rear elevation.

Kitchen 10' 0" x 7' 1" (3.06m x 2.15m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset stainless steel single bowl sink/drainers with chrome mixer tap over, and having space & plumbing for kitchen appliances. There is tiled splashbacks, tiled flooring, and a double glazed window to the side elevation.



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Utility 9' 0" x 6' 7" (2.75m x 2.00m)

A useful utility having fitted work surfaces with space & plumbing beneath for appliances. There is tiled flooring, and a double glazed window & door to the rear elevation.

First Floor Landing

Having access to the loft space, and internal doors off, providing access to all bedrooms & bathroom.

Bedroom One 11' 3" x 14' 1" (3.43m x 4.28m)

A spacious double bedroom, having a double glazed window to the front elevation, and a radiator.

Bedroom Two 13' 2" x 8' 4" (4.01m x 2.54m)

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

Bathroom 9' 8" x 7' 0" (2.94m x 2.13m)

Fitted with a white suite comprising of a panelled bath with chrome mixer tap, screen to side and shower over, a wash hand basin set into top with chrome mixer tap over, and storage beneath, and a low-level WC with enclosed cistern. There is also wood effect laminate flooring, a chrome towel radiator, an airing cupboard with a wall mounted gas central heating boiler inside, and a double glazed window to the rear elevation.

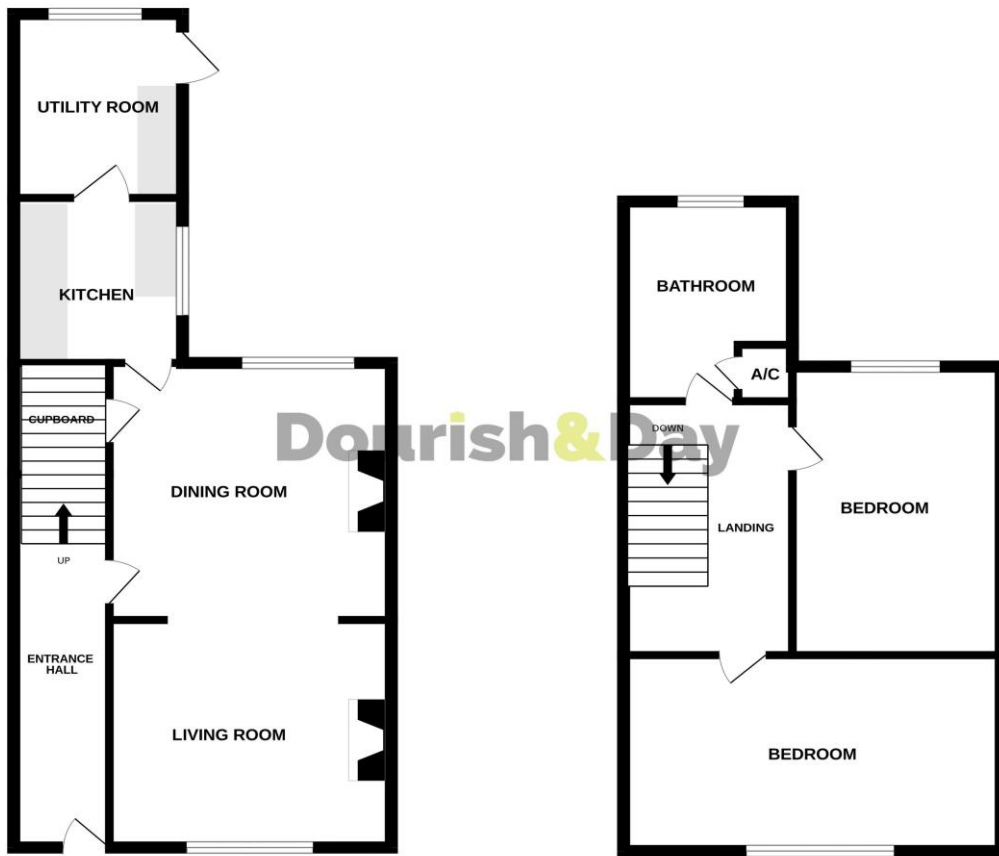
Externally

The rear of the property benefits from having a low maintenance garden featuring a paved seating area with a small lawned garden area, feature decorative slate borders to both sides, a garden shed, and access gate.



GROUND FLOOR

1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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