



£160,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **A**

## Stafford

Cooperative Street  
Stafford Staffordshire



**First time buyers Rejoice! this superb two double bedroom late Victorian home is sure to impress the most discerning of buyers. This much improved property is a real credit to the current owners, located only a short distance into Stafford Town Centres comprehensive range of shops and amenities.**

Internally, the accommodation comprises of an entrance hallway, open plan lounge, spacious open plan dining room and fitted kitchen. To the first floor there are two double bedrooms and a superb, refitted contemporary style bath/shower room. Externally the property has a walled forecourt and a good sized and private rear garden with a large patio, rear access and a brick built garden store.

- Stunning Two Bedroom Victorian Terraced
- Open-Plan Lounge & Dining Room
- Refitted Contemporary Bath/Shower Room
- Good Size Private Rear Garden
- Ideal First Time Buyer 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 Hallway

Accessed through a double glazed entrance door, having wood effect flooring, radiator, feature arch, original coving, stairs off to the first floor landing & internal glazed door off, providing access to;

## Living Room 11' 1" x 10' 11" (3.39m x 3.33m)

A spacious open-plan living room, having radiator, cupboard built-in to recess, double glazed window to front elevation, and large open-plan archway opening into the Dining Room.

## Dining Room 12' 4" x 11' 1" (3.76m x 3.38m)

A spacious & light beautifully presented dining room having wood effect flooring, radiator, spacious under-stairs storage cupboard, coving, double glazed patio doors to rear elevation & glazed internal door to Kitchen.

## Kitchen 8' 8" x 8' 2" (2.63m x 2.48m)

Comprising wall mounted units, worktop incorporating 5-ring gas hob with wok burner, stainless steel splashback & extractor over, sink/drain with mixer tap, matching base units, space & plumbing for appliance(s), integrated oven/grill, ceramic tiled floor, splashback tiling, towel radiator, double glazed window & door to side elevation.



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## First Floor Landing

Having access to loft space, bedrooms & bathroom.

## Bathroom 7' 9" x 8' 0" (2.35m x 2.45m)

Fitted with a modern contemporary style white suite comprising of; bath with central chrome mixer tap & shower attachment, shower cubicle with marble effect panelled wall housing a mains shower, rectangular wash hand basin with chrome mixer tap & cupboard beneath, chrome towel radiator, airing cupboard with shelving housing central heating boiler, double glazed window to rear elevation.

## Bedroom One 11' 3" x 14' 4" (3.43m x 4.38m)

A spacious double bedroom having radiator, picture rail, two double glazed windows to front elevation.

## Bedroom Two 12' 6" x 8' 1" (3.80m x 2.46m)

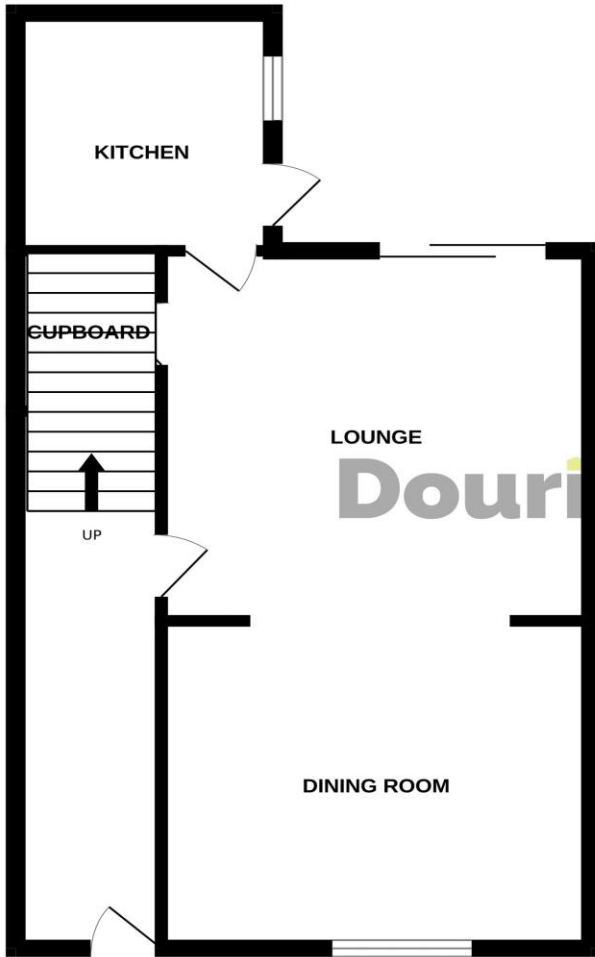
A second double bedroom having radiator, double glazed window to the rear elevation.

## Outside

To the front is a forecourt garden, and to the rear is a very good size rear garden, paved for ease of maintenance with a lawned area, shale border, rear access gate and two garden sheds.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100)	A	
Energy efficient	(81-91)	B	
	(69-80)	C	
	(55-68)	D	
	(39-54)	E	
	(21-38)	F	
Not energy efficient - higher running costs	(1-20)	G	

TBC

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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