



£145,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **A**

Stafford

Lloyd Street
Stafford Staffordshire



STEP ONTO THE LADDER! Are you eager to get onto the property ladder or expand your rental portfolio? Look no further! This charming mid-terrace home has been lovingly maintained by its current owner and is situated in a prime location just a short walk from Stafford's bustling town centre, which boasts a variety of shops, restaurants, and bars. This property is perfect for commuters, with Stafford's mainline train station and major road network connections close by.

Inside, the home offers comfortable and spacious accommodation, including an entrance hall, a cozy living room, a kitchen/dining room perfect for meals and gatherings, and even a cellar for additional storage. Upstairs, you will find two well-proportioned bedrooms and a modern shower room, ensuring ample living space. Outside, the property features a lovely low-maintenance rear garden, ideal for relaxation and outdoor enjoyment. Don't miss out on this excellent opportunity—call us today to arrange your viewing appointment.

- Traditional Terraced House
- Spacious Living Room
- Modern Fitted Kitchen/Dining Room
- Two Bedrooms & Shower Room
- Low Maintenance Rear Garden
- Perfect For First Time Buyers

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hall

Being accessed through a double glazed composite door and having stairs leading to the first floor landing and radiator.

Living Room 11' 6" x 12' 6" (3.50m x 3.81m)

A good-sized living room having a recess into the chimney breast with a tiled hearth, two fitted storage cupboards, useful understairs storage with a trap door which leads to the cellar. Radiator and double glazed window to the front elevation. An arch leads to:

Dining Room 8' 8" x 6' 2" (2.64m x 1.87m)

Having a radiator and double glazed window to the rear elevation.

Kitchen 9' 10" x 6' 5" (3.00m x 1.95m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset single bowl stainless steel sink with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob with cooker hood over, and fridge/freezer. Further appliance space, tiled floor, tiled splashbacks, wall mounted gas central heating boiler, double glazed



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window to the rear elevation and double glazed door giving access to the rear garden.

First Floor Landing

Having a double glazed window to the side elevation.

Bedroom One 11' 4" x 11' 1" (3.46m x 3.39m)

A good-sized double bedroom having fitted wardrobe built into the recess and providing hanging rail, radiator and double glazed window to the front elevation.

Bedroom Two 10' 5" x 8' 8" (3.18m x 2.63m)

A further good-sized double bedroom having a radiator and double glazed window to the rear elevation.

Bathroom 6' 10" x 6' 6" (2.08m x 1.97m)

Having a white suite comprising of a shower cubicle with fitted mains shower, pedestal wash hand basin with chrome taps and close coupled WC. Part tiled walls, wood effect tiled floor, radiator and double glazed window to the rear elevation.

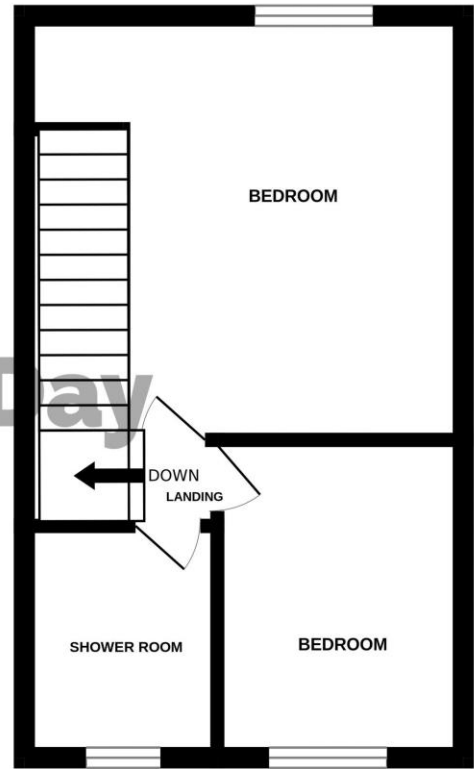
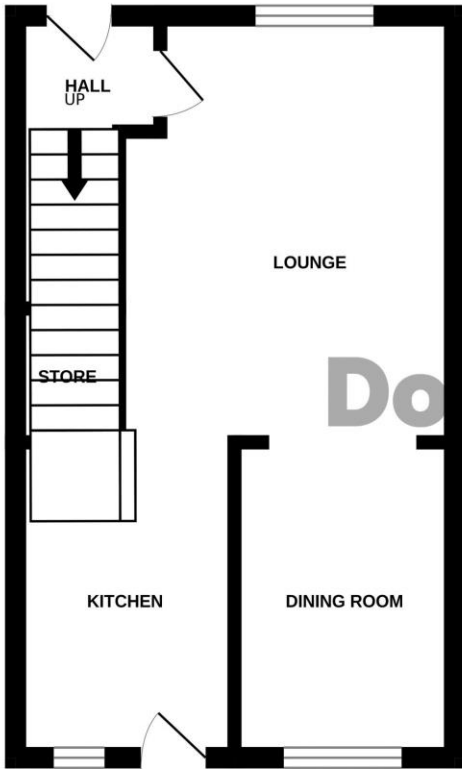
Outside - Rear

The garden is split into two areas having a paved seating area which has right of access for the neighbouring properties. A timber gate and fence leads to a private rear garden having a gravelled areas and a paved path leading to brick steps with a further paved seating area and the garden is enclosed by panel fencing.



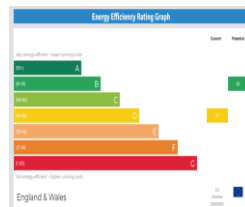
GROUND FLOOR

1ST FLOOR



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