



£185,000

🔑 TENURE: Freehold

📊 EPC RATING: C

£ COUNCIL TAX BAND: B

Holmcroft Stafford

Craddock Road Holmcroft
Stafford Staffordshire



Attention all first-time buyers and downsizers! Prepare to be impressed by this rare find a refurbished semi-detached house that is ready for you to move right in! Step into the light and airy living room, where comfort and relaxation await.

The well-appointed kitchen beckons, accompanied by a convenient lean-to featuring a much-needed downstairs WC. Upstairs, two generously sized bedrooms offer ample space for rest and rejuvenation, while the spacious and has a refitted bathroom. Outside, the property boasts off-road parking at the front and a sizable rear garden—perfect for outdoor enjoyment and entertaining. Do not let this exceptional opportunity pass you by. Reach out to us today to schedule your viewing appointment and secure your chance to call this meticulously renovated house your new home!

- Traditional Bay Fronted Semi-Detached House
- Spacious Bay Fronted Living Room
- Contemporary Style Breakfast Kitchen
- Spacious Modern Bath & Shower Cubicle
- Two Good Sized Double Bedrooms
- Driveway & Good Sized Rear Garden

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

Being accessed through a double glazed entrance door and having stairs leading to the first floor landing, wood effect floor and radiator.

Living Room 13' 11" x 13' 2" (4.25m x 4.02m)

A spacious living room having an electric fire set within a wooden surround with a matching hearth, wood effect flooring, radiator and double glazed bay window to the front elevation.

Kitchen / Diner 13' 1" x 9' 3" (3.98m x 2.83m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset single bowl stainless steel sink unit with chrome mixer tap. Range of integrated appliances including an oven and electric hob. Understairs pantry cupboard, tiled splashbacks, tiled effect floor, radiator and two double glazed windows to the rear elevation. A double glazed door leads to:

Lean-to 4' 11" x 8' 7" (1.51m x 2.62m)

Having space for appliances, tiled effect floor, glazed window and door giving views and access to the rear garden.



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WC 5' 3" x 2' 8" (1.60m x 0.81m)

Having a close coupled WC, tiled effect floor and double glazed window to the side elevation.

First Floor Landing

Having access to loft space and double glazed window to the side elevation.

Bedroom One 8' 11" x 13' 4" (2.71m x 4.07m)

A double bedroom having a built-in wardrobe providing hanging rail, additional double wardrobe, radiator, wood effect flooring and double glazed window to the front elevation.



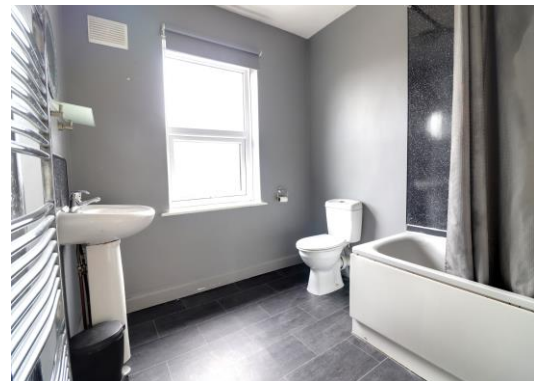
Bedroom Two 11' 2" x 8' 9" (3.40m x 2.67m)

A second double bedroom having radiator, wood effect flooring and double glazed window to the rear elevation.



Bathroom 8' 2" x 7' 5" (2.49m x 2.26m)

Having a white suite comprising of a panelled bath with chrome mixer tap and mixer shower attachment over, pedestal wash basin with chrome mixer tap and close coupled WC. Splashback tiling, tiled effect floor, chrome towel radiator and double glazed window to the rear elevation.



Outside - Front

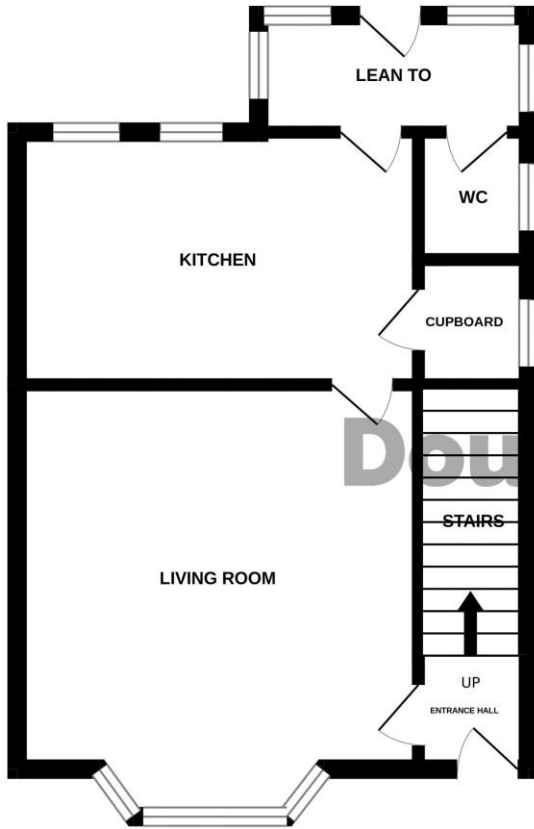
The property is approached over a double-width gravelled drive which provides ample off-road parking. The driveway gives access to the entrance door and side access leads down the side of the property and leads to:

Outside - Rear

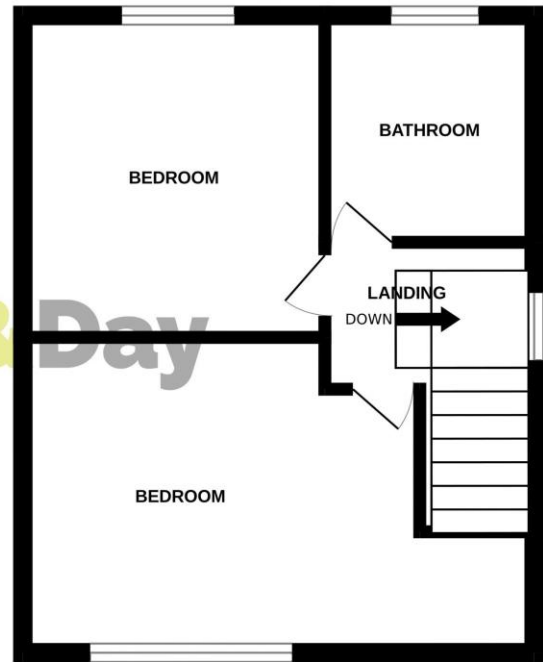
The rear garden includes a gravelled rear garden with a further decking area at the bottom of the garden. There is a mature tree, garden shed and a paved path.



GROUND FLOOR



1ST FLOOR

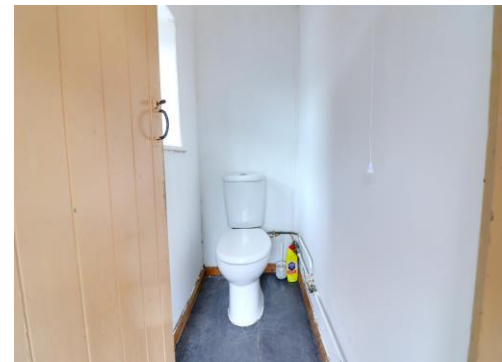


Dourish&Day

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)		
Very energy efficient - higher running costs			
		71	88

England & Wales EU Directive 2002/91/EC
www.epcrea.com

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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