



£170,000

🔑 TENURE: Freehold

📊 EPC RATING: F

💷 COUNCIL TAX BAND: B

Stafford

Doxey
Stafford Staffordshire



Quite simply one word to describe this property..." Opportunity". This delightful, terraced property would make a truly fantastic HOME!! With vacant possession and no upward chain you cant afford to miss this abundantly characterful ideal purchase for the first time purchaser!

Having a canopy porch and entrance hall, living room and separate dining room, kitchen and pantry, ground floor bathroom, gallery landing and three bedrooms. To the rear there is a good size rear garden with a patio, lawn and access to the rear garage and service road. Located within walking distance to local schooling, shops and the countryside, easy access to the town centre, train station and the M6 motorway.

- Vacant Possession & No Upward Chain
- Three Bedroom Traditional Terraced
- Abundance Of Charm & Character
- Two Receptions, Kitchen & Pantry
- Good Size Garden & A Garage
- Convenient Location Near To Town

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Canopy Porch

Having an entrance door leading to:

Entrance Hall

Having a feature decorative archway, ceiling coving and stairs to the first floor accommodation.

Living Room 14' 6" x 10' 8" (4.43m x 3.26m)

Having a decorative fireplace with a feature surround, wall mounted electric heater, picture rail coving and walk-in bay window to front with a sash window.

Dining Room 13' 0" x 9' 9" (3.97m x 2.97m)

Having a gas fire, further wall mounted electric heater, useful storage cupboard, picture rail and sash window to the rear elevation.

Kitchen 9' 3" x 8' 11" (2.82m x 2.73m)

Having a base unit with a sink above, vinyl flooring, under stairs storage cupboard, spaces for washing machine cooker and fridge/freezer. Wall mounted heater, sash window and door to the side elevation. Pantry with original cold slab and window to the rear elevation.



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Ground Floor Bathroom 7' 9" x 5' 9" (2.35m x 1.76m)

Having a suite comprising of a panelled bath with Victorian style mixer telephone tap, pedestal wash hand basin and low level WC. Part tiled walls, quarry tiled floor and window to the side elevation.



First Floor Landing

Having access to loft space and useful storage cupboard.

Bedroom One 14' 4" x 12' 1" (4.36m x 3.68m)

Having an ornamental cast iron fireplace and two sash windows to the front elevation.

Bedroom Two 13' 1" x 8' 5" (4.00m x 2.57m)

Having an ornamental cast iron fireplace and sash windows to the rear elevation.



Bedroom Three 9' 11" x 9' 1" (3.02m x 2.77m)

Having a sash window to the rear elevation.

Outside - Front

The property is approached over a paved path with shrub area and a brick retaining wall with wrought iron gate to the front pathway.

Outside - Rear

Having a block paved patio seating area and side courtyard whilst the remainder of the garden is mainly laid to lawn with beds having a variety of plants and shrubs. A timber gate leads to:



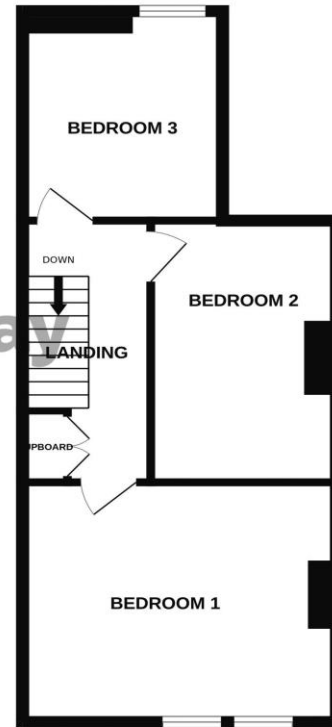
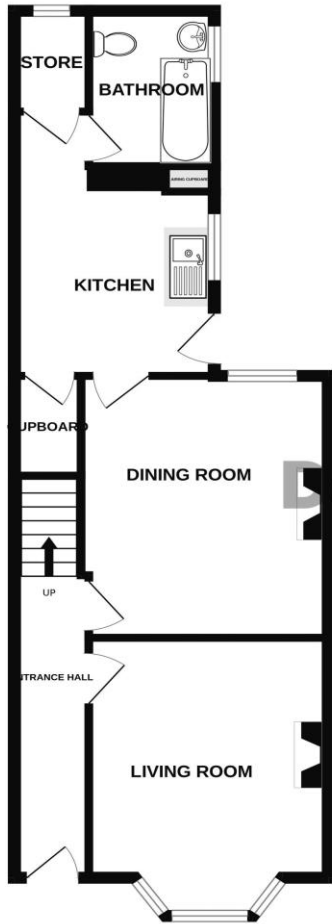
Rear Garage

A detached garage located at the rear of the property having an up and over door and there is ample off road parking and access to the rear service road.



GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	31	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.ePCaU.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. Made with Metropix ©2023



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