



£170,000

🔑 TENURE: Freehold

📊 EPC RATING: C

£ COUNCIL TAX BAND: A

## Stafford

Landor Way  
Stafford Staffordshire

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**Perfectly positioned for convenience, this three-bedroom gem is not just a house; it's your ideal starter home! Nestled near a host of essential shops and amenities, including the train station, this property is a fantastic find for first-time buyers eager to make their mark.**

Step inside to discover a deceptively spacious layout featuring an inviting entrance hallway, a cozy living room, a versatile kitchen/diner, a charming conservatory, three bedrooms, and a well-appointed bathroom. Outside, a driveway welcomes you, and an enclosed rear garden provides a private oasis. With its appealing features and prime location, this home is destined to be a favourite. Don't miss out—call today to secure your viewing and take the first step towards making this ideal starter home your own!

- Spacious Mid-Terraced Home
- Living Room & Kitchen/Diner
- Three Bedrooms & Family Bathroom
- Driveway With Off Road Parking
- Conservatory, Enclosed Rear Garden
- No Upward Chain

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Storm Porch

Having a double glazed door leading to:

## Entrance Hall

Having stairs leading to the first floor landing with useful storage cupboard and radiator.

## Living Room 11' 9" x 11' 3" (3.59m x 3.44m)

A good-sized living room having an electric fire set within a wooden surround with a marble hearth, radiator and double glazed bow window to the front elevation.

## Kitchen / Dining Room 8' 10" x 17' 8" (2.68m x 5.38m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob, washing machine/dryer, fridge and freezer. Useful pantry, further storage cupboard, space for a dining table and chairs, laminate floor, radiator, double glazed window to the rear elevation and double glazed door leading to the rear garden. Double glazed French doors lead to:



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## **Conservatory** 9' 0" x 8' 3" (2.75m x 2.51m)

Of brick base construction with double glazed windows, tiled floor, radiator and double glazed French doors giving views and access to the rear garden.

## **First Floor Landing**

Having access to loft space and airing cupboard housing the wall mounted gas central heating boiler.

## **Bedroom One** 14' 3" x 8' 7" (4.35m x 2.61m)

A spacious main bedroom having double wardrobes, overhead storage cupboard, radiator and double glazed window to the front elevation.

## **Bedroom Two** 8' 11" x 8' 7" (2.72m x 2.61m)

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

## **Bedroom Three** 8' 6" x 8' 10" (2.60m x 2.69m)

Having a useful over stairs storage cupboard, radiator and double glazed window to the front elevation.

## **Family Bathroom** 5' 4" x 8' 7" (1.62m x 2.62m)

Having a white suite comprising of a panelled bath with main shower over and glazed screen, wash hand basin set within a vanity unit with chrome mixer tap and cupboard beneath and close coupled WC. Tiled walls, wood effect laminate floor, chrome towel radiator and double glazed window to the rear elevation.

## **Outside - Front**

The property is approached over a block paved driveway providing off-road parking and having a mature tree.

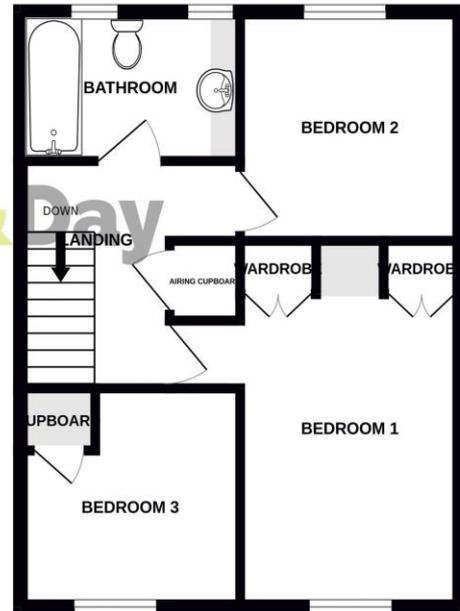
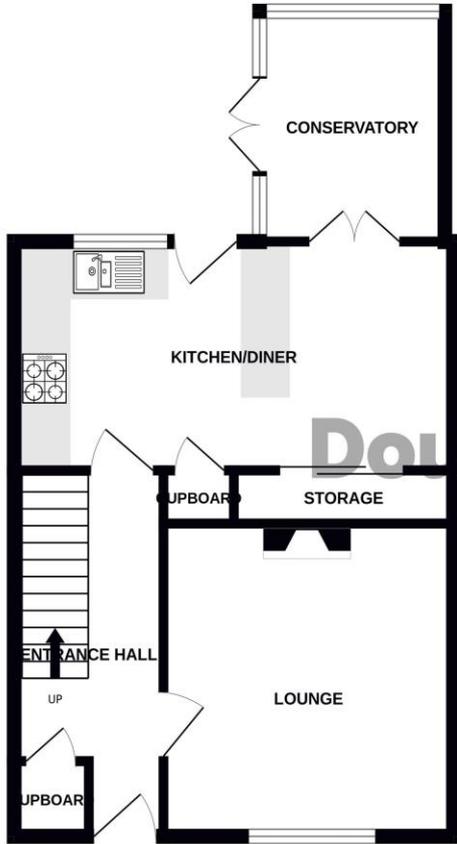
## **Outside - Rear**

Being mainly laid to gravel which provides a low maintenance, hassle free garden and having a variety of beds with maturing shrubs and a rear pedestrian gate and the garden is enclosed by panel fencing.



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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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			
		70	88

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