



£170,000

🔑 TENURE: Freehold

📊 EPC RATING: D

£ COUNCIL TAX BAND: B

Stafford

Charnley Road
Stafford Staffordshire



Supercalafragilisticexpalidocious...That's the only word that can describe this wonderful home, and by the time you've said it, it will be sold, so don't hang around!

Presented to a superb standard throughout, with plenty of off-street parking and in a wonderful area too, this property is sure to be popular. Comprising an entrance porch, entrance hall, spectacular living room with door to the rear garden and modern kitchen. Upstairs there are two double bedrooms and a modern shower room. Outside is a landscaped rear garden with paved seating areas and a shed for storage whilst there is plenty of parking on the tarmac driveway.

- Beautifully appointed End Terrace
- Two Double Bedrooms
- Ample Off-Street Parking
- Modern Shower Room & Kitchen
- Spacious Living Room
- Superb Landscaped Rear Garden

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Porch

An enclosed entrance porch accessed through a double glazed door with double glazed windows, tiled floor and further double glazed door leading to:

Entrance Hall

A bright entrance hall with wood effect floor, radiator and stairs leading to the first floor with a useful understairs storage cupboard.

Living / Dining Room 14' 3" x 12' 7" (4.35m x 3.84m)

A bright, spacious reception room having a contemporary wall mounted electric fire, radiator, double glazed window and door giving views and access to the rear garden.

Kitchen 10' 0" x 6' 4" (3.06m x 1.92m)

Having a range of modern units extending to base and eye level with fitted work surfaces having an inset stainless steel sink unit with mixer tap. Spaces for appliances, tiled effect floor, tiled splashbacks and double glazed window to the front elevation.



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First Floor Landing

Having access to loft space with loft ladder.

Bedroom One 9' 1" x 10' 7" (2.77m x 3.22m)

A double bedroom having wall to wall fitted wardrobes, radiator and double glazed window to the rear elevation.

Bedroom Two 8' 1" x 12' 7" (2.47m x 3.84m)

A second double bedroom having a radiator and two double glazed windows to the front elevation.

Shower Room 6' 9" x 6' 1" (2.06m x 1.86m)

Having a contemporary white suite which includes a tiled shower cubicle with mains shower, pedestal wash basin with mixer tap and low level WC. Heated chrome towel rail, tiled effect flooring and double glazed window to the front elevation.

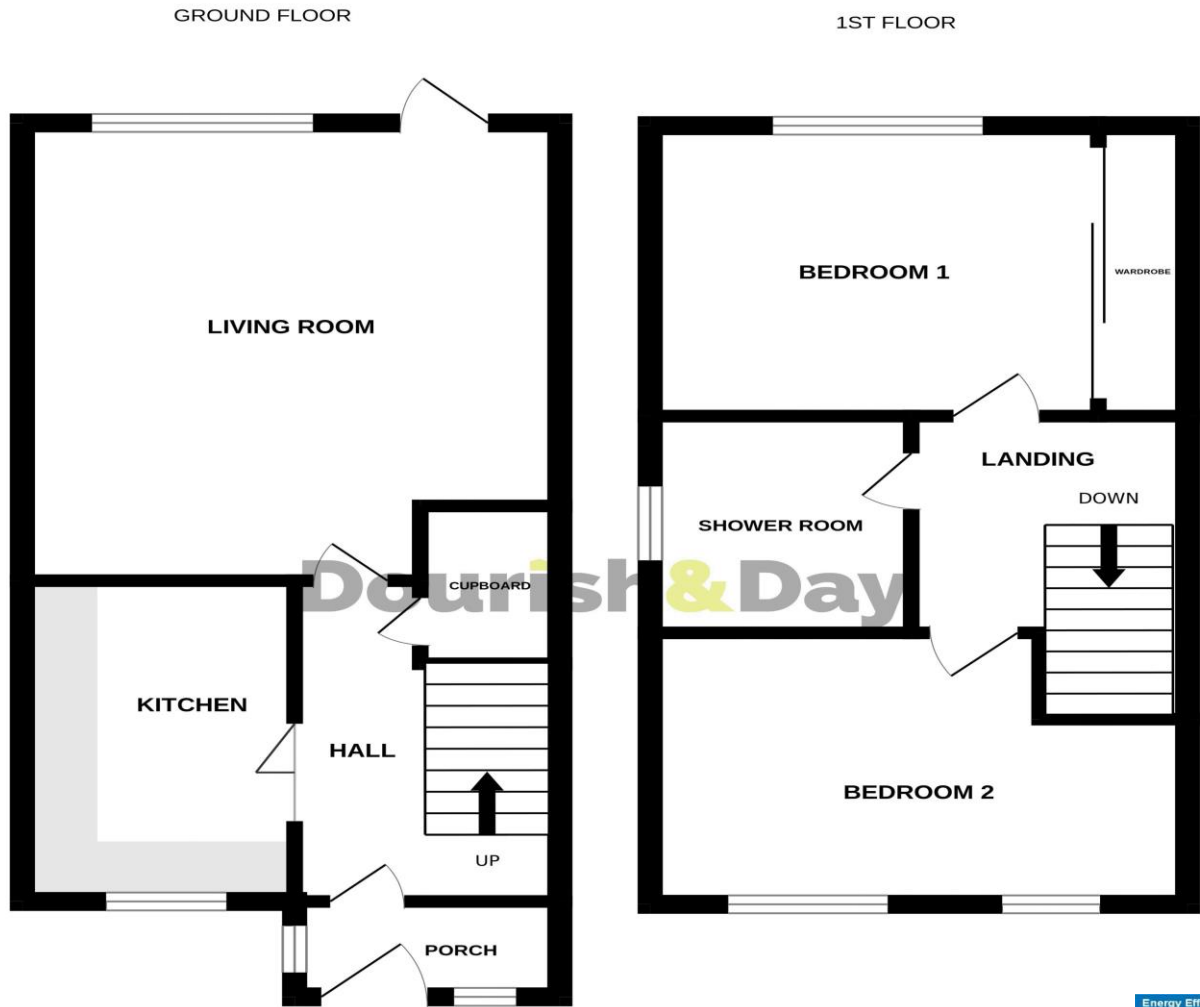
Outside - Front

The property is approached over a large tarmac driveway which extends to the side of the property allowing additional off-road parking.

Outside - Rear

A beautifully kept and well designed landscaped rear garden including paved seating areas with a canopy connected to the rear of the house covering part of the patio. There is a shaped lawn with a variety of beds having plants and shrubs.





57 CHARNLEY ROAD, STAFFORD. ST16 3JX

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
Energy efficient - lower rating costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Energy efficient - higher rating costs			
England & Wales		83	83
EU Directive 2002/91/EC		83	83
www.ec.europa.eu			



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