



£240,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Stafford

Creswell Grove
Stafford Staffordshire



Two bedroom semi-detached properties in really popular parts of town just don't come to the market that often...and when they do they fly out! This property doesn't require any updating as its ready to drop off your bags and instantly feel right at home.

Positioned on a popular spot and good sized plot, The accommodation comprises an entrance hall, spacious lounge with a beautiful log burner and kitchen diner all to the ground floor. Upstairs are two bedrooms and bathroom with a white suite. There is a driveway providing ample parking which leads up to a good sized rear garden which is laid mainly to lawn with paved seating area. This property won't be on the market for long due to its lovely location and condition so call us today and don't miss out!

- Two Bedroom Semi Detached
- Good Size Breakfast Kitchen
- Good Sized Lounge With Log Burner
- Spacious Private Rear Garden With Rural Views
- Well Regarded & Convenient Location
- A Short Drive To Stafford Town & M6

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a glazed door having stairs leading to the first floor landing which has wood effect flooring and doors leading to:

Living Room 14' 5" x 10' 5" (4.40m x 3.17m)

A good sized living room featuring a log burner set into the chimney breast, radiator, and double glazed window to the front elevation.

Kitchen 14' 4" x 9' 0" (4.38m x 2.74m)

Having a range of matching base & eye-level units with fitted work surfaces with inset stainless steel 1.5 bowl sink unit with chrome mixer taps, a range of built-in cooking appliances including; oven, electric induction hob with a cooker hood over. There is also an understairs pantry. The kitchen also has tiled splashbacks, wood effect flooring, a radiator, and a double glazed window to the side elevation. Double glazed French doors leading to the rear elevation.

Landing

Providing loft access, and giving access to:



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Bedroom One 14' 3" x 10' 5" (4.34m x 3.18m)

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

Bedroom Two 11' 5" x 9' 2" (3.49m x 2.79m)

Having a further double bedroom with a storage cupboard which has rail storage. The room also has a radiator, and a double glazed window to the rear elevation.

Bathroom 5' 11" x 5' 7" (1.81m x 1.69m)

Having a white suite comprising of a panelled bath with mains shower and a chrome mixer tap, pedestal wash basin with chrome mixer tap, a close coupled WC. There is also tiled walls, wood effect laminate floor, and a chrome towel radiator with a double glazed window to the rear elevation.

Outside Front

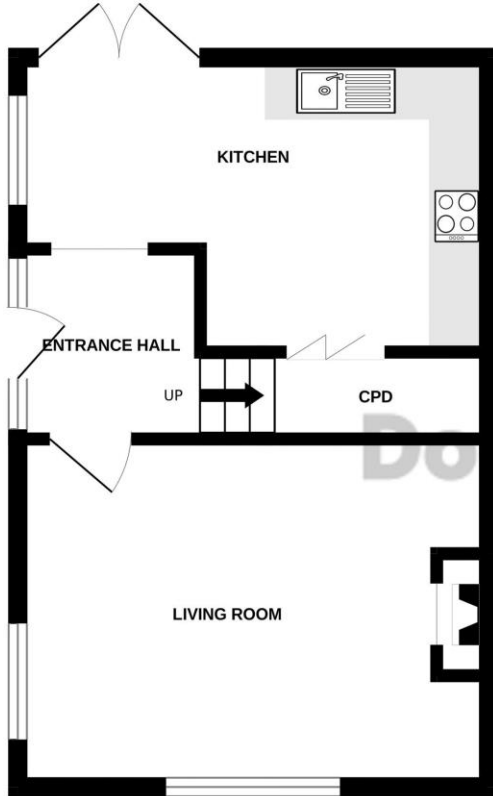
The property is approached over a paved driveway providing ample off-road parking with a lawned grass area, with planting beds surrounding. Also featuring mature shrubs. The driveway also approached over an additional gravelled drive providing more ample off-road parking which also gives access to the air entrance door, and also has a wooden gate leading to the rear elevation.

Outside Rear

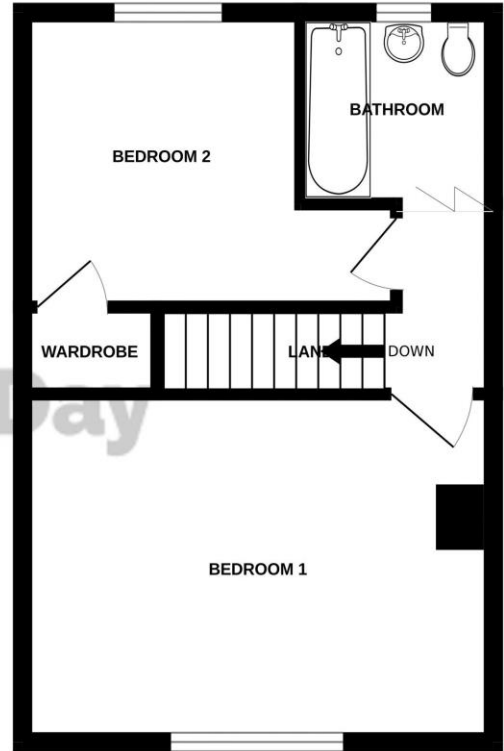
Having a good sized rear garden featuring a stone slabbed seating area which is mainly approached over an additional gravelled seating area. There is also a lawned garden and leading to the rear of the property there is a further matured shrub planting bed area. The garden also comprises of a garden shed which is enclosed by fence panels.



GROUND FLOOR
316 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

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)		
			88
			85

England & Wales EU Directive 2002/91/EC
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