



£160,000

KEY TENURE: Freehold

ENERGY EPC RATING: C

COUNCIL TAX BAND: B

Rising Brook Stafford

Merrivale Road Rising Brook
Stafford Staffordshire



Could this property be the perfect first home, maybe a great investment if you're thinking of getting into the rental market or maybe if you're wishing to size down and would like something to make your own, either way this spacious, traditional bay fronted home has great potential and enjoys a good sized and private rear garden.

Internally, comprising of a good sized entrance hallway, living room, dining room and kitchen with a study/ dining room. To the first floor there are three bedroom and a family bathroom. Externally, the property has a lawned front garden and a large, private rear garden with brick built garden stores and great potential to create a driveway to the front of the property.

- Spacious, Traditional, Bay Fronted Terraced Home
- Living Room & Dining Room
- Three Bedrooms & Bathroom To The First Floor
- Good Sized & Private Rear Garden
- Modern Double Glazing & Potential For Driveway
- Close To Shops A Short Drive To Stafford Town Centre

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hall

Being accessed through a glazed door with stairs leading to the first floor landing and under stairs storage space. wood effect flooring and radiator.

Living Room 13' 11" x 12' 10" (4.23m x 3.90m)

A good-sized living room with a radiator and double glazed bay window to the front elevation.

Dining Room 8' 8" x 8' 9" (2.64m x 2.67m)

A versatile room that could be used as a dining room or home office and having a radiator, useful storage cupboard and double glazed window to the rear elevation.

Kitchen 10' 2" x 9' 11" (3.10m x 3.02m)

Having a range of matching units extending to base and eye level and fitted work surface with inset stainless steel single bowl sink unit with chrome taps. Spaces for appliances, tiled splashbacks, laminate floor, radiator and double glazed window and double glazed door to the rear lobby.



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Rear Lobby

A useful space which provides access to two outhouses - one of which is used for a storage, the other a downstairs WC. A double glazed door leads to the rear garden.

Downstairs WC 5' 11" x 2' 11" (1.81m x 0.88m)

Having a high flush WC.

First Floor Landing

Having access to loft space.

Bedroom One 11' 4" x 10' 7" (3.46m x 3.23m)

A spacious main bedroom having a built-in storage cupboard and hanging rail, radiator and double glazed bay window to the front elevation.

Bedroom Two 8' 10" x 12' 0" (2.68m x 3.65m)

A further double bedroom having a built-in double wardrobe which houses the wall mounted gas boiler, radiator and double glazed window to the rear elevation.

Bedroom Three 9' 5" x 8' 4" (2.86m x 2.54m)

Having a built-in storage cupboard with hanging rail, radiator and double glazed window to the front elevation.

Family Bathroom 5' 7" x 7' 0" (1.70m x 2.13m)

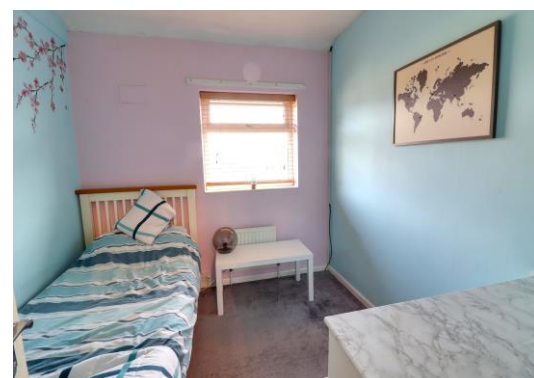
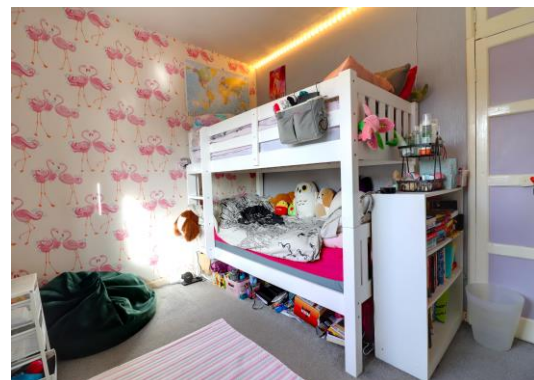
Having a white suite comprising of a panelled bath with a mixer shower attachment over, pedestal wash basin with chrome taps and low level WC. Part tiled walls, tiled effect floor, radiator and double glazed window to the rear elevation.

Outside - Front

The property has an extensive lawned front garden and a shared path leads to the main entrance door. There is the potential to create off road parking / a driveway subject to approval from Stafford Borough Council.

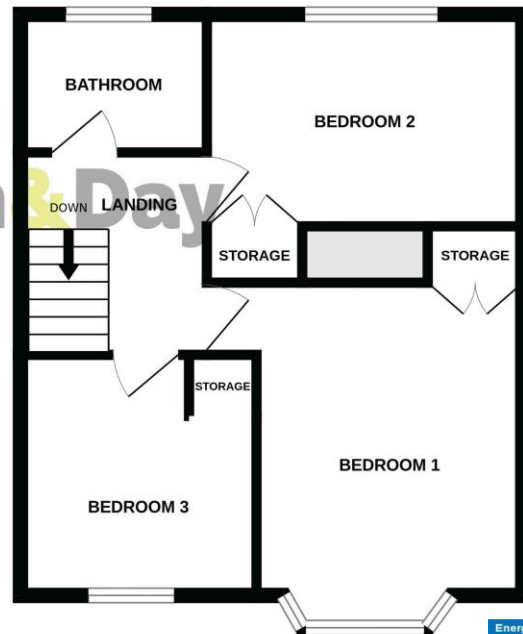
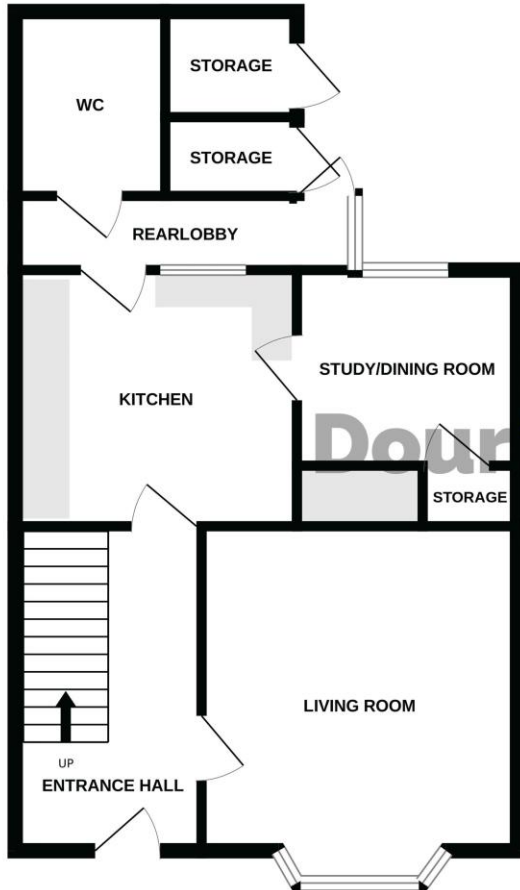
Outside - Rear

The garden is mainly laid to lawn with seating areas and is enclosed by panel fencing. There are a further two brick built storage sheds.



GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(82+)		
A	(81-81)		
B	(69-80)		
C	(55-68)		72
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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