



£170,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

🏠 COUNCIL TAX BAND: **B**

## Western Downs Stafford

Lincoln Meadows Western Downs  
Stafford Staffordshire



*This two bedroom mid terrace home really is a perfect first time buyers looking to get onto the property ladder. The property sits on a surprisingly spacious plot with a private rear garden and a driveway providing parking for two cars. The property sits on an attractive cul-de-sac in the extremely popular Western Downs area of Stafford.*

The accommodation comprises an entrance hall, spacious lounge and a kitchen/diner on the ground floor. Whilst upstairs there are two well proportioned bedrooms and a family bathroom. Outside there is a allocated parking space and a private rear garden which provides both a patio seating area and a lawned garden. Properties like this really are not hanging around in Stafford at the moment so you will have to be quick to avoid disappointment!

- Mid Terrace House
- Spacious Lounge & Kitchen
- Two Good Size Bedrooms & Family Bathroom
- Driveway Providing Parking & Rear Garden
- Ideal First Time Buyers Property
- No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Hallway

Being accessed through a double glazed door and having wood effect laminate floor and stairs leading to the first floor landing.

## Living Room 12' 11" x 12' 8" (3.94m x 3.85m)

A good-sized living room having understairs storage, and double glazed window to the front elevation.

## Kitchen 13' 9" x 12' 7" (4.18m x 3.83m)

A superb, refitted kitchen having a range of matching units extending to base and eye level with fitted work surfaces having an inset stainless steel single bowl sink unit with chrome mixer tap which is located in the centre island. Range of built-in appliances including an oven, microwave oven, five ring gas hob with cooker hood over. Spaces for further appliances, tiled walls, radiator, double glazed French doors giving views and access to the rear garden and a double glazed skylight window.



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## First Floor Landing

Having access to loft space.

## Bedroom One 9' 11" x 9' 8" (3.03m x 2.95m)

A double bedroom having a built-in double wardrobe with hanging rail, radiator and double glazed window to the front elevation.

## Bedroom Two 10' 7" x 6' 6" (3.22m x 1.98m)

Having a radiator and double glazed window to the rear elevation.

## Bathroom 5' 5" x 5' 10" (1.64m x 1.78m)

Having a white suite comprising of a panelled bath with an electric shower and glazed screen and chrome taps, wash hand basin with chrome mixer tap and close coupled WC. Tiled walls, wood effect laminate floor, chrome towel radiator and double glazed window to the rear elevation.

## Outside - Front

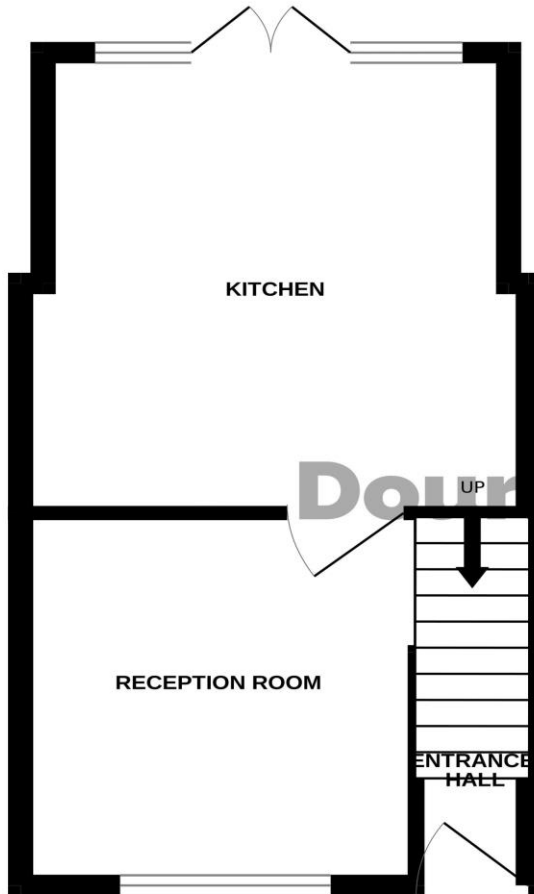
The property has a driveway which provides off-road parking for two cars and a paved path with a decorative stone area and mature tree.

## Outside - Rear

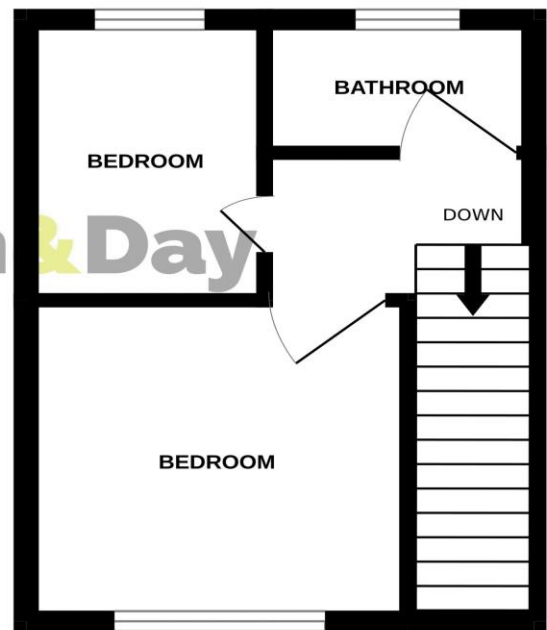
There is a low maintenance rear garden which has a gravelled area with an additional decked seating area and w timber pergola. Gated rear access provides pedestrian access.



GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		71	88
Low energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.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.  
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