



Offers Over £160,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

## Stafford

The Russetts  
Stafford Staffordshire



***Do not miss out on the opportunity to make the Russetts your new home—it's a hot commodity in today's market! Situated in a sought-after area, this property offers the perfect balance of convenience, with easy access to Stafford Town Centre and the M6 motorway, making it an ideal choice for commuters.***

Step inside to discover a cozy living room and a spacious kitchen/dining area on the ground floor—perfect for both relaxation and entertaining. Upstairs, two double bedrooms await, accompanied by a family bathroom, providing ample space for comfort and privacy. Outside, the property delights with a charming garden featuring low-maintenance frontage and a beautifully designed enclosed rear garden—an oasis of tranquillity for outdoor enjoyment. Plus, it boasts the rare addition of a garage, a valuable asset in this price range! With No Upward Chain, there's no time to waste—schedule your viewing today and seize the opportunity to make this exceptional property your own before it's too late!

- Two Bedroom Terrace Property
- Living Room & Kitchen/Breakfast
- Two Good Size Bedrooms & Wetroom
- Private Rear Garden & Garage
- Ideal For First Time Buyers & Investors
- No Upward 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



## **Living Room** 12' 11" x 13' 0" (3.93m x 3.95m)

Being accessed through a double glazed entrance door, the open plan living room includes stairs leading to the first floor landing, decorative brick fireplace with tiled hearth, radiator and double glazed window to the front elevation.

## **Kitchen** 9' 8" x 12' 11" (2.94m x 3.94m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset single bowl sink unit with chrome mixer tap. Spaces for cooker and further appliance space, wall mounted gas central heating boiler, tiled splashbacks, part tiled floor and vinyl covering to the remainder, radiator, double glazed window and glazed door leading to the rear elevation.

## **First Floor Landing**

Having access to loft space and a shelved airing cupboard.

## **Bedroom One** 9' 5" x 9' 9" (3.03m x 2.96m)

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



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## **Bedroom Two** 11' 6" x 6' 7" (3.51m x 2.01m)

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

## **Wet Room** 6' 2" x 6' 1" (1.89m x 1.85m)

Having a white suite comprising of an electric shower within a shower cubicle area, pedestal wash basin with chrome taps and close coupled WC. Tiled walls, radiator and double glazed window to the rear elevation.

## **Outside - Front**

The garden is mainly laid to lawn with a paved pathway leading to the entrance door.

## **Outside - Rear**

Having a paved seating area overlooking the remainder of the garden with a paved pathway. The remainder of the garden is mainly laid to lawn with a wood chipped area and further planting bed area with plants. The garden is enclosed by panel fencing and has a rear gate,

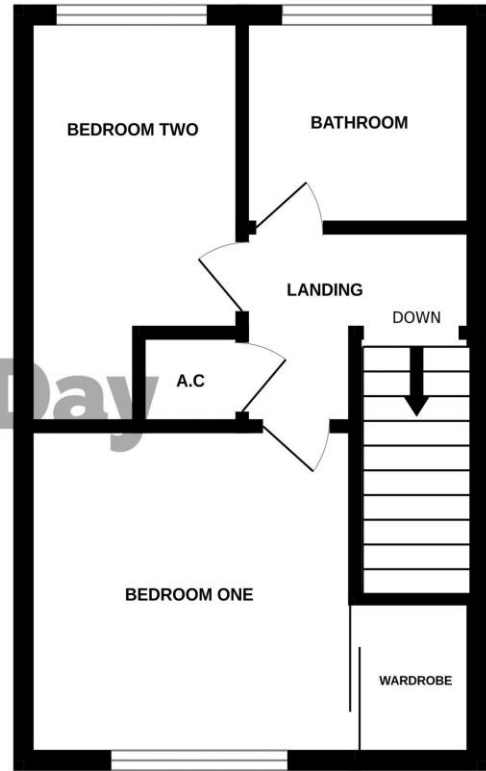
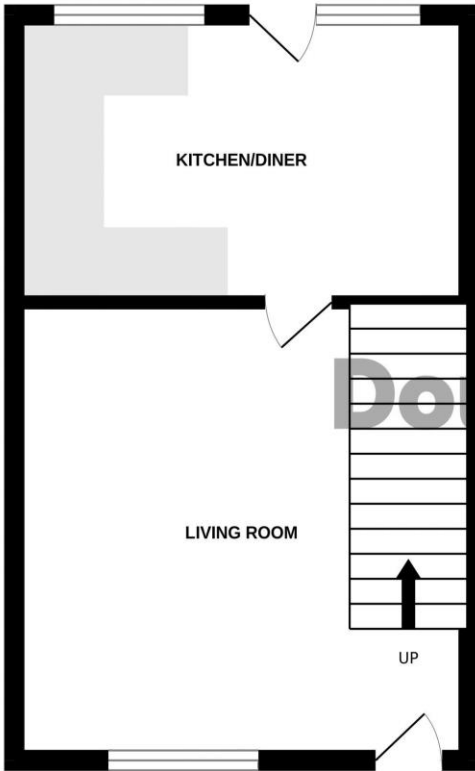
## **Garage**

A single garage having an up and over door to the front.



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 - lowest running costs	(92+)		93
A	(81-91)		
B	(69-80)		
C	(55-68)		82
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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