



£165,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: A

## Stafford

Tixall Road  
Stafford Staffordshire



**Attention, first-time buyers and downsizers! Here's an opportunity not to be missed: a charming two-bedroom mid-terrace property awaits your discovery. Positioned conveniently near Stafford's County Hospital and the bustling town centre, with its abundance of shops, amenities, and mainline train station, convenience is at your doorstep.**

Step inside to explore the comfortable living room, inviting dining area, and well-appointed kitchen on the ground floor. Upstairs, two generously sized double bedrooms await, accompanied by a convenient bathroom, ensuring ample space for relaxation and rejuvenation. Outside, the property boasts a communal area perfect for enjoying the outdoors, along with an allocated parking space for added convenience. With the added benefit of No Upward Chain, the path to ownership couldn't be smoother. Don't let this opportunity slip away—reach out to us today and schedule your viewing appointment without delay!

- Ideal For First Time Buyers
- Living Room, Dining Room & Kitchen
- Two Double Bedrooms & Bathroom
- Allocated Parking Space & Communal Area
- Close To Stafford's Town & Mainline Train Station
- 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' 0" x 11' 11" (3.67m x 3.64m)

Being accessed through a double glazed entrance door, the spacious living room includes a radiator and double glazed bow window to the front elevation.

**Dining Room** 7' 11" x 11' 6" (2.41m x 3.51m)

Having stairs leading to the first floor accommodation and radiator.

**Kitchen** 8' 9" x 10' 11" (2.67m x 3.32m)

Having a range of matching units extending to base and eye level with fitted work surfaces having an inset one and a half bowl sink unit with chrome mixer tap. Spaces for cooker, further appliance space, wall mounted gas central heating boiler, tiled floor, tiled splashbacks, double glazed window and double glazed door giving views and access to the rear garden.

**First Floor Landing**

Having access to loft space.



## **Bedroom One** 9' 0" x 12' 4" (2.74m x 3.77m)

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

## **Bedroom Two** 8' 10" x 10' 11" (2.70m x 3.33m)

A second double bedroom having access to loft space, radiator and double glazed window to the rear elevation.

## **Bathroom** 5' 1" x 8' 9" (1.55m x 2.66m)

Having a suite comprising of a panelled bath with chrome taps, pedestal wash basin with chrome taps and close coupled WC. Airing cupboard with shelving, part tiled walls, tiled effect floor, radiator and skylight window to the rear elevation.

## **Outside - Front**

Approached over paved steps leading to the front door with a decorative gravelled area.

## **Outside - Rear**

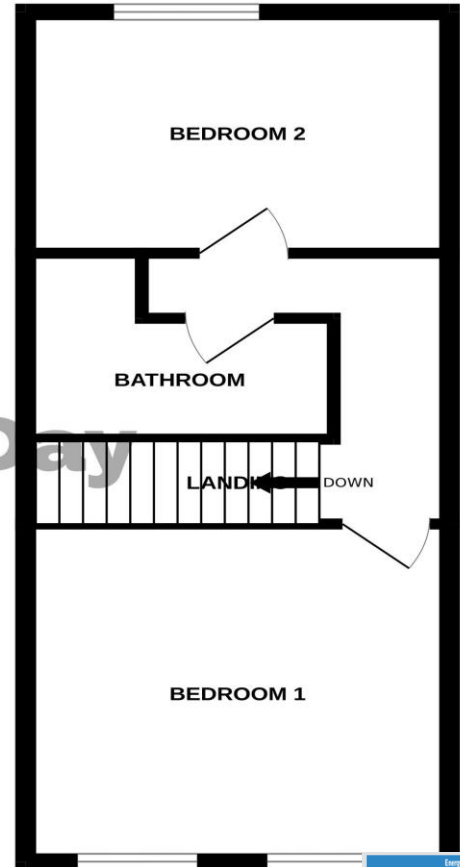
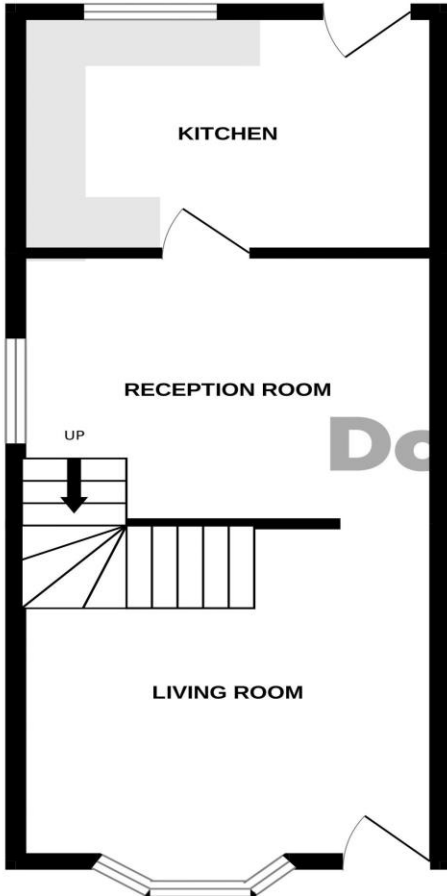
There is a shared communal garden with beds having flowers and shrubs and one allocated parking space for the property.





GROUND FLOOR

1ST FLOOR



Dourish&Day



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