



£175,000

🔑 TENURE: Freehold

📊 EPC RATING: D

£ COUNCIL TAX BAND: B

## Stafford

Doxey  
Stafford Staffordshire



***Have we got a storey to tell! Three of them in fact! With deceptive accommodation split over three floors, this outstanding opportunity has arisen for either the first time or investment purchaser.***

With vacant possession and no upward chain this great opportunity would make a great first purchase and would also make a great investment as a buy to let. The sub floor basement provides a rear entrance passage way, guest W/c and a cellar room full of potential. The entrance hall has superb Minton tiled flooring and gives access to the refitted kitchen, living room with a walk in bay window, rear facing dining room with views offer Stafford castle, while the top floor is complimented by three bedrooms and a refitted bathroom. Externally there is a gravel driveway providing off road parking and a good size rear garden. Located within walking distance to local schooling, shops and the countryside, easy access to the town centre, train station and the M6 motorway.

- Three Storey Mid-Terraced House
- Vacant Possession & No Onward Chain
- Deceptively Spacious & Generous Garden
- Ample Off-Road Parking
- Three Bedrooms & Refitted Bathroom
- Refitted Kitchen, Cellar Room & WC

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Canopy Porch

Having quarry tiled floor and composite glazed door leading to:

## Entrance Hallway

An inviting entrance hall having stunning Minton tiled floor, decorative ceiling coving, radiator and stairs to first floor accommodation.

## Living Room 14' 7" x 11' 6" (4.44m x 3.50m)

A bright living room having decorative ceiling coving, feature picture rail, radiator, laminate floor and double glazed walk-in bay window to the front. Internal glazed double doors lead to:

## Dining Room 13' 4" x 10' 6" (4.07m x 3.21m)

Having laminate floor, radiator, picture rail and two double glazed windows to the rear elevation.

## Refitted Kitchen 9' 6" x 6' 0" (2.89m x 1.83m)

Having a range of matching units extending to base and eye level and fitted work surfaces with inset one and half bowl sink unit with a chrome mixer tap and tiled splash backs. Integrated oven and hob and stainless steel cooker



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hood over. Integrated fridge, wall mounted gas central heating boiler, ceiling spot lights, tiled floor, radiator, double glazed window to the rear elevation and a folding door with stairs lead down to the basement rooms.

### **Cellar Entrance / Passageway**

Having useful understairs recessed storage and double glazed door to the rear garden.

### **Guest WC**

Having a low level WC and double glazed window to the rear elevation.

### **Cellar / Basement Room** 13' 0" x 10' 9" (3.95m x 3.28m)

Having a double glazed window to the rear and this area offers enormous potential for additional accommodation.

### **First Floor Landing**

Having a skylight window.

### **Bedroom One** 13' 5" x 9' 7" (4.08m x 2.92m)

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

### **Bedroom Two** 11' 11" x 8' 8" (3.62m x 2.63m)

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

### **Bedroom Three** 8' 8" x 8' 4" (2.65m x 2.54m)

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

### **Family Bathroom** 7' 5" x 6' 11" (2.27m x 2.11m)

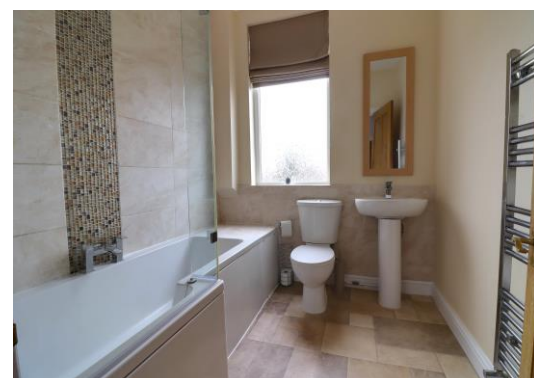
Having a refitted white suite which includes a 'P' shaped panelled bath with shower and screen, pedestal wash hand basin and low level WC. Chrome towel Having a radiator, part tiled walls, vinyl flooring and double glazed window to the rear elevation.

### **Outside Front**

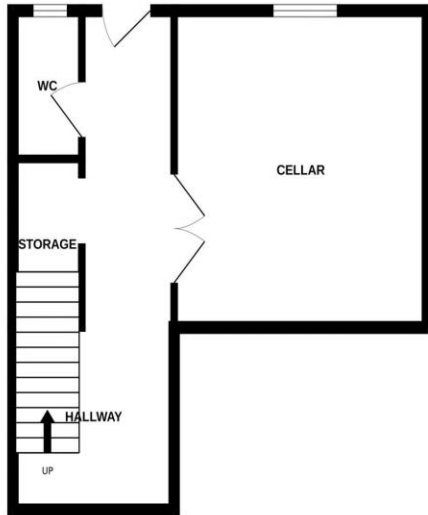
There is a gravelled driveway which provides off road parking to the front.

### **Outside Rear**

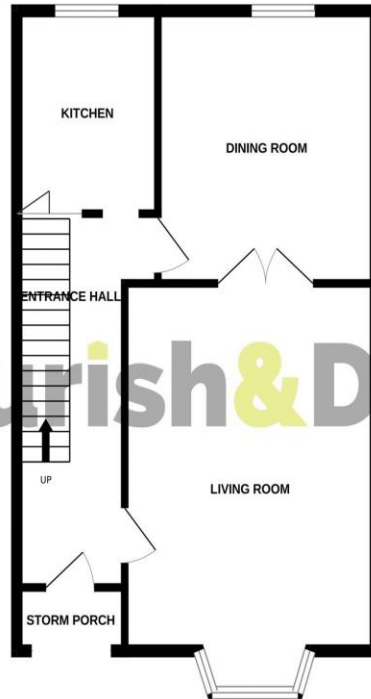
Having an Indian stone paved patio seating area which overlooks the generous sized lawn garden which is enclosed by panel fencing and brick walling.



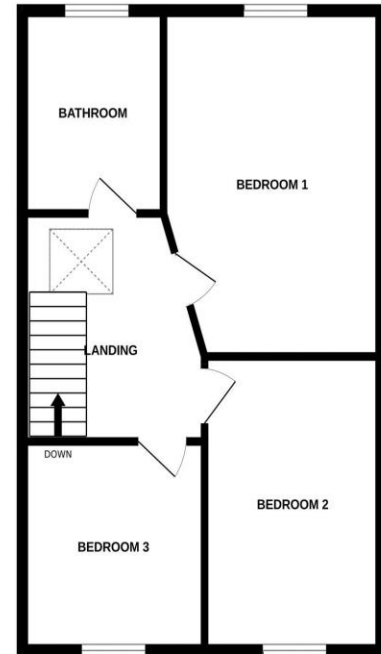
BASEMENT



GROUND FLOOR

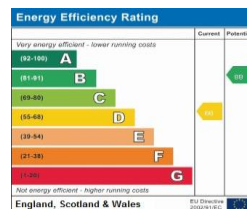


1ST FLOOR



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