



£125,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: A

Stafford

Crooked Bridge Road
Stafford Staffordshire



FIRST TIME BUYERS or investors, it is time to rejoice! This great two-bedroom Victorian terraced cottage is ready to move into and is situated only a short walk from Stafford Town Centre and comprehensive range of shops and amenities, including mainline railway station.

Internally, to the ground floor the property comprises of a living room, good sized dining room and a refitted kitchen. Meanwhile, to the first floor there are two good sized bedrooms and a bathroom. Externally, the property has a private part-walled rear yard with a brick-built storage shed.

- Two Bedroom Victorian Terraced Home
- Living Room & Dining Room
- Refitted Kitchen & Private Rear Yard
- Two Bedrooms & Bathroom
- Walking Distance To Stafford Town Centre
- Ideal For First Time Buyers or Investors

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance

Double glazed door leading into lounge.

Lounge 11' 3" x 11' 6" (3.43m x 3.50m)

Having wood effect laminate floor, cast iron fire surround housing open fire grate and a tiled hearth, cupboard built into chimney recess, radiator, double glazed window to the front elevation and folding door to dining room.

Dining Room 10' 0" x 8' 11" (3.06m x 2.71(max)m)

Having a spacious under stairs storage cupboard, wood effect laminate floor, radiator, double glazed window to the rear elevation, opening into kitchen and staircase off to the first floor landing.

Kitchen 6' 9" x 6' 2" (2.05m x 1.87m)

A refitted Shaker style kitchen having worktop incorporating four ring gas hob and a circular stainless steel sink drainer with chrome mixer tap, Shaker style base units, space and plumbing for appliances, integrated oven/grill, high gloss ceramic tiled floor, bevelled edge splashback tiling, double glazed window and door to the side elevation.



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First Floor Landing

Having doors off to bedrooms and bathroom and a radiator.

Bedroom One 11' 3" x 15' 0" (3.42m x 4.57m)

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

Bedroom Two 10' 3" x 7' 10" (3.12m x 2.38m)

A good size second bedroom having radiator, cupboard with shelving housing the wall mounted gas central heating boiler and a double glazed window to the rear elevation.

Bathroom

Fitted with a white suite comprising of a WC, pedestal wash hand basin and a panelled bath with mains shower over. The room also benefits from having tile effect flooring and a double glazed window to the rear elevation.

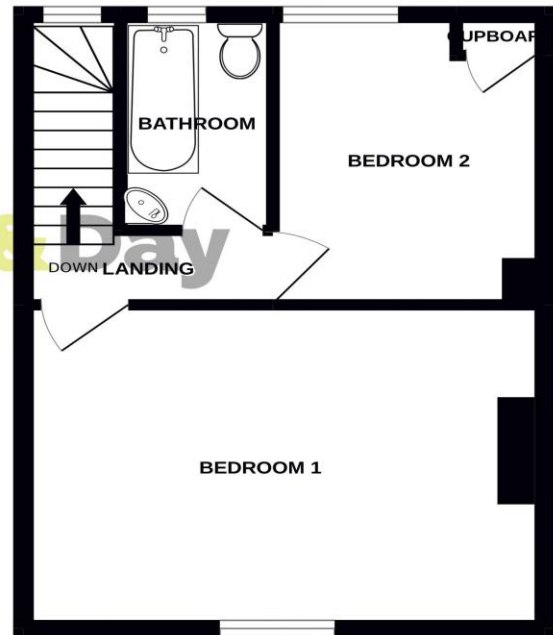
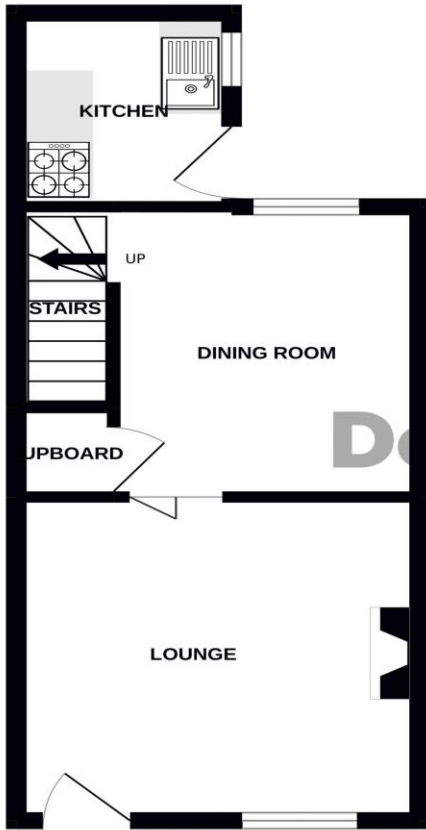
Outside

The property has a part walled rear yard, mainly paved for ease of maintenance with a brick built store and a rear access gate.



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		
			88
		69	

EU energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

www.ec.europa.eu

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. Made with Metropix ©2022



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