



£275,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💰 COUNCIL TAX BAND: D

Stafford

Rising Brook
Stafford Staffordshire



This fantastic, bay fronted 1930's semi-detached home is bursting with character and ready to make your own!

Situated in a very well regarded location having nearby schooling, shops, amenities, commuter links and only a short distance to Stafford Town Centre. Internally the accommodation comprises of an entrance hallway, large open plan lounge diner, guest W.C and a breakfast kitchen. To the first floor there are three good sized bedrooms and bathroom. Externally the property enjoys ample off road parking, detached garage and a good sized, mature, private rear garden. This property is being offered with No Onward Chain.

- Three Bed 1930's Bay Fronted Semi Detached
- Spacious Open Plan Lounge/Dining Room
- Breakfast Kitchen & Guest W.C
- Driveway, Garage & Large Rear Garden
- Large Mature & Private Rear Garden
- Some Modernisation Required, No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Porch & Hallway

Accessed through a glazed arched door to the entrance porch, having ceramic tiled floor, glazed entrance door to hallway, door to guest W.C. Having understairs storage cupboard, original oak flooring, radiator, and turned staircase off to the first floor landing, glazed internal doors to the living room.

Guest W.C

Comprising of a wash hand basin, low level W.C, ceramic tiled floor, ceramic tiled walls and a window to the front elevation.

Living Room 22' 5" x 11' 5" (6.82m x 3.49m)

A substantial living room, having a stone fire surround housing a gas fire, coving, radiator, and the original stained glass bay window with lead detail to the front elevation, and double glazed sliding doors to the rear elevation.

Dining Kitchen 17' 3" x 10' 4" (5.25m x 3.16m) max

An L-shaped kitchen comprising of wall mounted units, worktop incorporating a 4-ring gas hob, and a 1.5 bowl sink/drain. Base units with space & plumbing for appliances, radiator, splashback tiling two windows to the side elevation, and a glazed door to the side elevation. There is also a wall mounted gas central heating boiler.



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First Floor Landing

Having doors off to bedrooms & bathroom.

Bedroom One 11' 2" x 11' 6" (3.40m x 3.51m) excludes bay window recess & measured into fitted wardrobe space

Having a radiator, and the original stained glass bay window with lead detail to the front elevation.

Bedroom Two 11' 6" x 9' 0" (3.51m x 2.74m)

Having a radiator, and original stained glass window with lead detail to the rear elevation.

Bedroom Three 12' 5" x 7' 0" (3.79m x 2.13m)

Having a built-in wardrobe, radiator, and original stained glass window with lead detail to the rear elevation.

Bathroom

Comprising of a P-shaped bath with a curved shower screen & centre-fill chrome mixer tap with shower over, wash hand basin with vanity unit under, airing cupboard, ceramic tiled walls, towel radiator, and a window to the rear elevation.

Separate WC

Comprising of a low-level WC, and window to the front elevation.

Outside

The property is approached via a block edged & asphalt driveway which leads to the single garage. The rear garden is laid mainly to lawn with well stocked borders, a paved seating area, and ornamental garden pond.

Garage

Having an up and over door to the front elevation, power & lighting, and side access door.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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