



£175,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Holmcroft Stafford

Woodlands Road Holmcroft
Stafford Staffordshire



If you're after a three bedroom semi detached home to modernise, then look no further! This spacious property is situated in a well regarded location, close to commuter links, schooling, amenities and only a short drive away from Stafford Town Centre.

Internally the accommodation comprises of an entrance hallway, living room, open plan dining kitchen, side entry and a double glazed conservatory. To the first floor there are three bedrooms and a family bathroom. Externally the property has a driveway, front garden and rear garden with paved seating area. This property offers an excellent opportunity for the new owner to make there own and is being offered with No Upward Chain.

- Three Bedroom Semi Detached Property
- Living Room & Dining Kitchen
- Double Glazed Conservatory & Side Entry
- Driveway & Gardens Front & Rear
- Modernisation Required Throughout
- No Upward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hall

Being accessed through a double glazed entrance door with a radiator and stairs leading to the first floor landing.

Lounge 13' 0" x 10' 6" (3.97m x 3.20m)

Having a stone built fire surround housing a living flame coal effect gas fire and double glazed window to the rear elevation.

Dining Kitchen 20' 3" x 9' 10" (6.18m x 3.00m)

A spacious, open plan dining kitchen having a range of units extending to base and eye level and glazed display cabinet. Fitted work surfaces with an inset stainless steel sink drainer with mixer tap. Breakfast bar, space for cooker, splashback tiling, tiled floor. In the dining area there is a brick built fire surround with a gas fire set on a granite hearth, double glazed sliding doors leads to the conservatory and a glazed door leads to the side entry.

Conservatory 7' 9" x 7' 0" (2.36m x 2.13m)

A double glazed conservatory having a radiator, wood effect laminate floor, double glazed double doors giving views and access to the rear garden.



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Side Entry

Having tiled floor, doors to both the front and rear elevation and a further door leads to a large brick built store room which would have originally been a coal store.

First Floor Landing

Having access to loft space and double glazed window to the front elevation.

Bedroom One 12' 5" x 10' 7" (3.78m x 3.22m)

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

Bedroom Two 9' 7" x 10' 1" (2.91m x 3.08m)

A second double bedroom having a radiator, airing cupboard and double glazed window to the rear elevation.

Bedroom Three 7' 5" x 10' 5" (2.25m x 3.17m) - all max measurements

Having a cabin style bed, radiator and double glazed window to the front elevation.

Family Bathroom 8' 0" x 5' 5" (2.43m x 1.65m)

Having a suite comprising of panelled bath with an electric shower over, pedestal wash hand basin and low level WC. Radiator, wood effect laminate floor, tiled walls and double glazed windows to the front and side elevations.

Outside - Front

The property has a good-sized lawned front garden with borders and double gates lead to a block edged tarmac driveway.

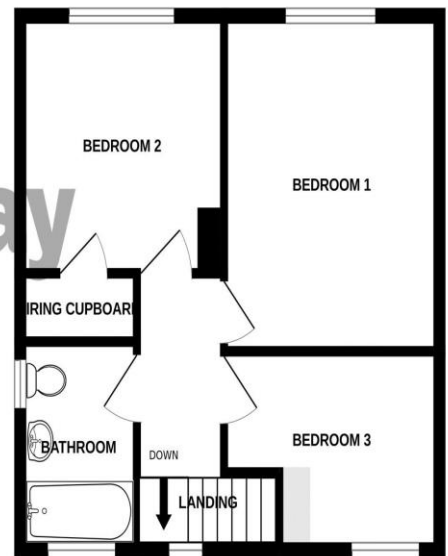
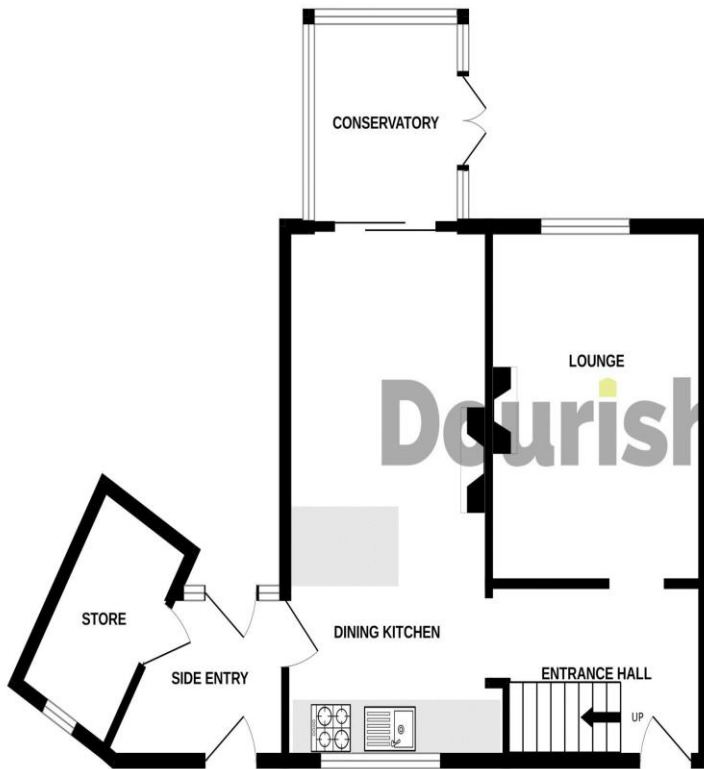
Outside - Rear

The rear garden is mainly laid to lawn with a paved seating area having surrounding borders and the greenhouse is included in the sale.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		65 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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