



£190,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: B

Moss Pit Stafford

Trent Close Moss Pit
Stafford Staffordshire ST17



Calling all first-time buyers and investors! This three-bedroom semi detached house is an ideal choice for those looking to step onto the property ladder or expand their investment portfolio.

Upon entering, you'll be greeted by an entrance hall leading to a comfortable living room, a spacious kitchen/dining room, and a convenient guest WC on the ground floor. Upstairs, you'll find three generously sized bedrooms—none of them a box room—and a family bathroom complete with both a bath and a separate shower. Outside, the property boasts a front garden and a large, private rear garden, perfect for outdoor relaxation or entertaining. Located just a short drive from Stafford's town centre, you'll have easy access to a variety of shops, amenities, and a mainline train station for convenient commuting. Homes like this one don't stay on the market for long, so don't miss out! Call us today to arrange your viewing appointment and avoid disappointment.

- Three Bedroom Semi Detached
- Living Room, & Kitchen/Dining Room
- Three Bedrooms & Family Bathroom
- Good Size Private Rear Garden
- Close To Stafford's Town & Mainline Train Station
- Ideal For First Time Buyers

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Porch

Being accessed through a double glazed entrance door with double glazed side panels, tiled floor and a glazed entrance door leads into:

Entrance Hall

Having stairs leading to the first floor landing, tiled floor, radiator and under stairs storage cupboard.

Guest WC 5' 7" x 5' 11" (1.70m x 1.80m)

Having a white suite comprising of a wash hand basin set in a vanity unit with a chrome mixer tap and cupboard beneath and a WC with an enclosed cistern. Useful storage cupboard housing the gas central heating boiler, tiled floor and double glazed window to the front elevation.

Living Room 11' 9" x 11' 6" (3.59m x 3.51m)

A spacious living room having wood effect laminate floor, downlights, radiator and double glazed bow window to the front elevation.



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Kitchen / Dining Room 9' 7" x 21' 9" (2.92m x 6.64m)

Having a range of matching base and eye level units and fitted work surfaces with an inset stainless steel single bowl sink unit with chrome mixer tap. Range of built-in cooking appliances including an oven, electric hob with cooker hood over. Space for further appliances, tiled floor, radiator, double glazed window and double glazed door to the rear elevation.

First Floor Landing

The following lead off:

Bedroom One 10' 10" x 10' 11" (3.30m x 3.32m)

A spacious double bedroom having a radiator and a double glazed window to the front elevation.

Bedroom Two 10' 6" x 11' 7" (3.20m x 3.54m)

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

Bedroom Three 9' 6" x 9' 10" (2.90m x 2.99m)

Having access to loft space, radiator and a double glazed window to the rear elevation.

Bathroom 5' 7" x 10' 6" (1.69m x 3.19m)

Having a white suite comprising of panelled bath with chrome taps, separate main shower set into a cubicle with a glazed screen, wash hand basin in a vanity unit with chrome mixer tap and a WC with an enclosed cistern. Tiled walls, tiled effect vinyl floor, downlights, towel radiator and a double glazed window to the front elevation.

Outside - Front

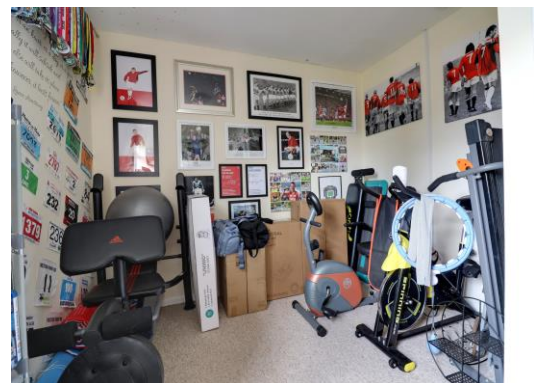
There is a paved path leading to the entrance porch with a lawned garden. A wooden gate leads down the side of the property to:

Outside - Rear

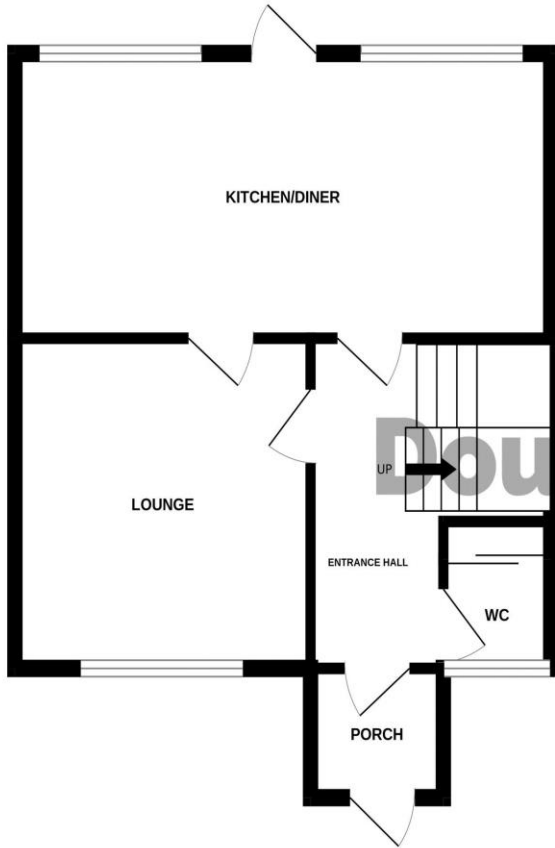
Having a paved seating area with a useful outside storage room. The seating area leads to the lawned garden with mature shrubs and trees and is enclosed by panel fencing and a gate leads to the rear of the property.

ID Checks

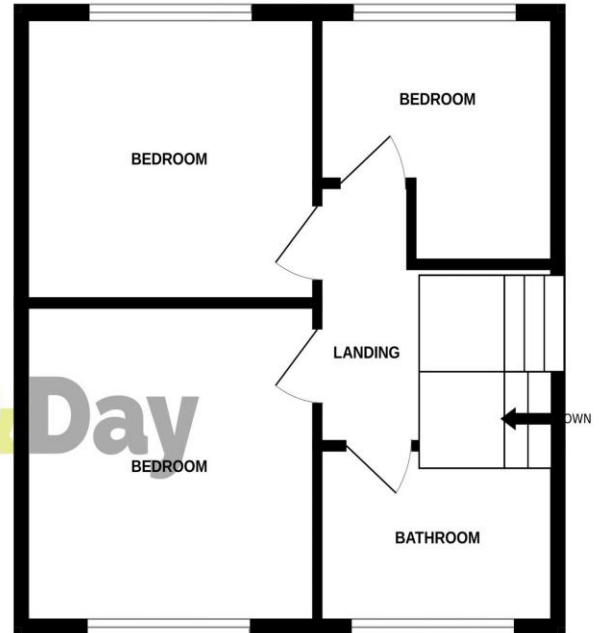
Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(13-38)	F		
(1-12)	G		
		70	87
EU energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.ec.europa.eu	



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