



01785
223344

for
sale

Dourish&Day

dourishandday.co.uk

£175,000



TENURE: Freehold



EPC RATING: D



COUNCIL TAX BAND: A

Highfields Stafford

Milton Grove Highfields
Stafford Staffordshire



3



1



2

Investors its time to rejoice this well presented three bedroom semi detached home is ready and waiting for a new tenant! Situated in a small cul-de-sac with excellent access into Stafford Town Centre and within walking distance to shops, amenities and schooling.

Internally the property comprises of an entrance hallway, good sized living room, refitted kitchen and dining room. To the first floor there are three bedrooms and a refitted bathroom. Externally the property continues to impress and enjoys a good sized front and rear garden with seating area's and brick built garden store. Please note, this property is of non standard construction and is being offered with No Upward Chain.

- Spacious Three Bedroom Semi Detached House
- Good Sized Lounge & Dining Room
- Modern Refitted Kitchen & Bathroom
- Good Sized Front & Rear Gardens
- No Upward Chain, Ideal For Cash Investors
- None Standard Construction

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a double glazed door with an under stair storage cupboard, radiator, additional storage cupboard housing the consumer unit, window to the side elevation and stairs off to the first floor landing.

Lounge 13' 5" x 11' 4" (4.10m x 3.46m)

Having a brick built fire surround with built-in shelving, tiled hearth housing a cast iron multi fuel wood/coal burner and double glazed window to the front elevation.

Kitchen 9' 4" x 6' 8" (2.84m x 2.04m)

Comprising of a wall mounted unit, work top incorporating a stainless steel sink drainer with mixer tap. Space and plumbing for appliances, matching base units, wall mounted gas central heating boiler. Double glazed door to the side elevation and double glazed window to the rear elevation, opening into the:

Dining Room 9' 4" x 10' 11" (2.84m x 3.32m)

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



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First Floor Landing

Having a window to the side elevation and access to the loft space.

Bedroom One 13' 2" x 9' 9" (4.01m x 2.98m)

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

Bedroom Two 9' 9" x 10' 1" (2.98m x 3.07m)

Second double bedroom having a radiator, built-in cupboard and double glazed window to the rear elevation.

Bedroom Three 9' 3" max x 8' 0" max (2.81m max x 2.44m max)

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

Bathroom 5' 7" x 7' 8" (1.70m x 2.34m)

Comprising of a panelled bath, pedestal wash hand basin, low level WC, radiator, window to the rear elevation and window to the side elevation.

Outside

Property situated in a small cul-de-sac and set well back from the road. Enjoying a good sized front garden laid mainly to lawn with borders housing plants, shrubs and trees. Secure gated side access leads to:

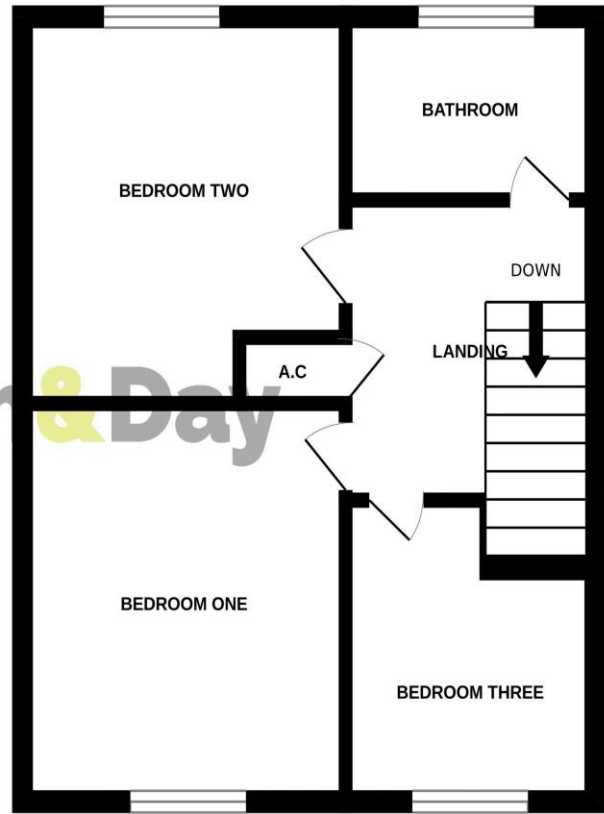
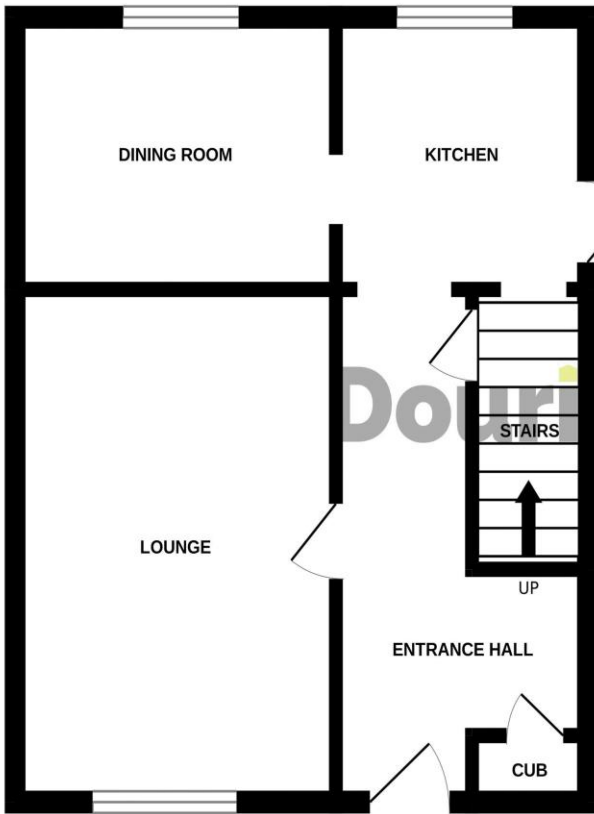
Rear Garden

A good sized rear garden having seating areas, gravelled areas laid mainly to lawn. A covered wood store and good sized brick built garden store.



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		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		



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