


£145,000

 TENURE: Freehold

 EPC RATING: D

 COUNCIL TAX BAND: A

Stafford

Moorfields
Stafford Staffordshire



Calling all first-time buyers and property investors! Are you searching for your first home or looking to expand your property portfolio? Look no further than this two-bedroom end terrace property situated on a large corner plot, ripe for full modernisation throughout.

Step inside to discover an entrance hall leading to a spacious living room, which flows into an open-plan kitchen/dining room, conservatory, utility room, and guest WC on the ground floor. Ascending to the first floor, you'll find two double bedrooms and a shower room. Externally, the property boasts a large driveway providing ample off-road parking and an expansive rear garden. Located close to Stafford's town centre and mainline train station, with excellent commuter links and easy access to the M6, this property is perfectly positioned for convenience. With No Onward Chain, this opportunity won't last long. Call us today to arrange your viewing appointment and avoid disappointment!

- Two Bedroom End Of Terrace
- Living Room & Conservatory
- Open Plan Kitchen/Diner & Utility
- Two Double Bedrooms & Shower Room
- Modernising Required
- No Onward Chain For Ease of Purchase

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 Hall

Having access through a double glazed entrance door with stairs leading up to the first floor landing and radiator.

Living Room 13' 9" x 13' 0" (4.18m x 3.97m)

A good sized living room having an electric fire set into a resin hearth with wooden surround. There is a radiator and double glazed bow window to the front elevation.

Open Plan Kitchen/Dining Room 9' 0" x 16' 2" (2.74m x 4.93m)

An open plan kitchen/dining area having a range of matching base and eye level units with fitted work surfaces and an inset stainless steel single bowl sink unit with chrome mixer tap. There is space for a cooker and further appliances. Having tiled splash backs, part tiled flooring, a radiator, double glazed window leading into the utility and sliding patio door leading to the conservatory.

Guest WC 3' 0" x 6' 5" (0.92m x 1.95m)

Having a close coupled WC, wood effect laminate flooring and double glazed window to the rear elevation.



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Conservatory 7' 7" x 10' 2" (2.30m x 3.09m)

A brick conservatory having double glazed windows surrounding, tiled flooring, a radiator and double glazed double door leading to the rear elevation.

Utility 9' 11" x 7' 1" (3.02m x 2.15m)

A versatile room having space for plumbing appliances with a double glazed window to the rear elevation and double glazed door to the rear elevation.

Landing

Having an airing cupboard with a wall mounted gas central heating boiler inside, loft access and double glazed window to the side elevation.

Bedroom One 10' 5" x 13' 4" (3.17m x 4.06m)

A large double bedroom having a double fitted wardrobe, clothes rail hanging space, radiator and double glazed window to the front elevation.

Bedroom Two 12' 6" x 9' 1" (3.81m x 2.77m)

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

Shower Room 5' 11" x 6' 8" (1.80m x 2.04m)

Having a white suite comprising of a walk-in main shower in a cubicle with glazed screen, pedestal wash basin with chrome taps and close coupled WC. There are tiled walls, tiled flooring, a radiator and double glazed window to the rear elevation.

Outside - Front

Approached over a large gravelled driveway providing ample off-road parking for several vehicles. There is a rear metal gate giving access to:

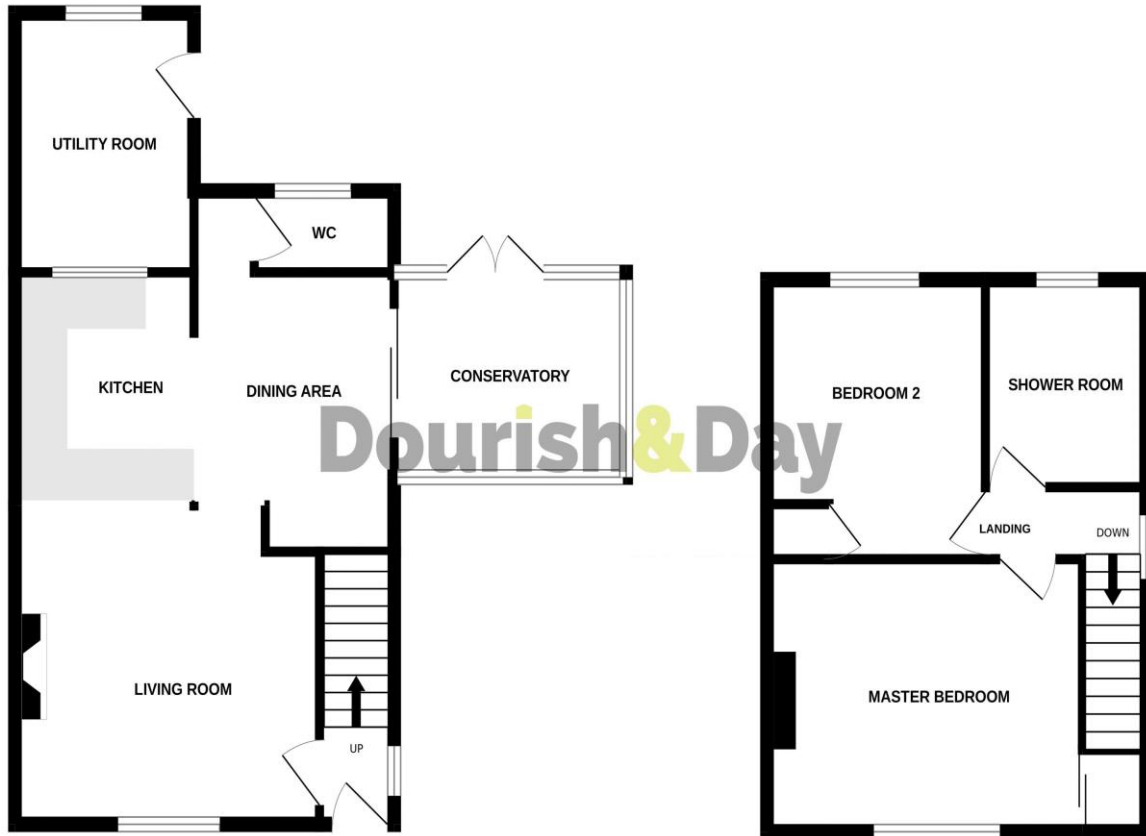
Outside - Rear

Having a large paved seating area leading onto a large lawned garden with an array of matured shrubs, flowers and trees.



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 | | 62 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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