



£160,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **B**

Cotonfields Stafford

Edison Road Cotonfields
Stafford Staffordshire



Thomas Edison may have invented the light bulb, but here's a bright idea for you, why not schedule a viewing for this home? Properties like this one, offering ample space and potential at such an affordable price, are increasingly rare, so don't wait too long! Call us or book your viewing online today, this one is sure to be popular!

The property features an entrance hall, living room, dining room, and kitchen on the ground floor. Upstairs, you'll find two bedrooms, a shower room, and a separate WC. Outside, there's a spacious, enclosed garden at the rear. This home is the perfect choice for a first-time buyer or a shining addition to your property portfolio. And if that wasn't enough, it's available with no upward chain.

- Great For First Time Buyers
- End Terraced House
- Living Room, Dining Room & Kitchen
- Two Double Bedrooms
- Shower Room & Separate WC
- Enclosed Rear Garden

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

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01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Accessed through a double glazed composite entrance door to the front elevation which has stairs off, rising to the first floor landing & accommodation, a useful storage cupboard and wood effect flooring.

Living Room 13' 9" x 11' 5" (4.19m x 3.48m) maximum measurements

A spacious reception room which has a double glazed window to the front elevation and a radiator.

Kitchen 9' 6" x 8' 10" (2.89m x 2.68m)

Fitted with a matching range of wall, base & drawer units with a fitted work surface and incorporating an inset stainless steel sink/drainer with a mixer tap over and includes an integrated oven & hob, offering spaces & plumbing for further kitchen appliances. The room also benefits from having a radiator, a double glazed window to the rear elevation and a double glazed rear door.

Dining Room 9' 6" x 8' 6" (2.89m x 2.60m)

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



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First Floor Landing

Having access to the loft space and a built-in airing cupboard housing a wall mounted gas central heating boiler.

Bedroom One 9' 10" x 14' 6" (2.99m x 4.42m)

A double bedroom which has a built-in cupboard, a radiator and two double glazed windows to the front elevation.



Bedroom Two 13' 5" x 8' 9" (4.10m x 2.67m)

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

Shower Room 5' 8" x 5' 7" (1.73m x 1.70m)

Fitted with a suite comprising of a tiled shower cubicle housing an electric shower and a wash hand basin set into top with mixer tap over & storage beneath. The room also benefits from wood effect flooring, a chrome towel radiator and a double glazed window to the rear elevation.

Separate WC 5' 8" x 2' 9" (1.73m x 0.84m)

Fitted with a low-level WC, and having wood effect flooring and a double glazed window to the rear elevation.



Outside Front

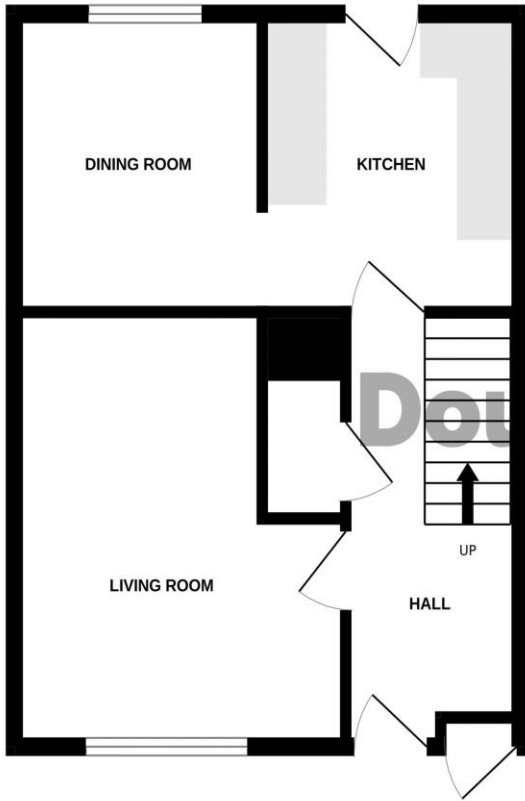
The property is approached over a shared pathway leading to a lawned front garden with hedging and providing access to the main entrance door to the front elevation.

Outside Rear

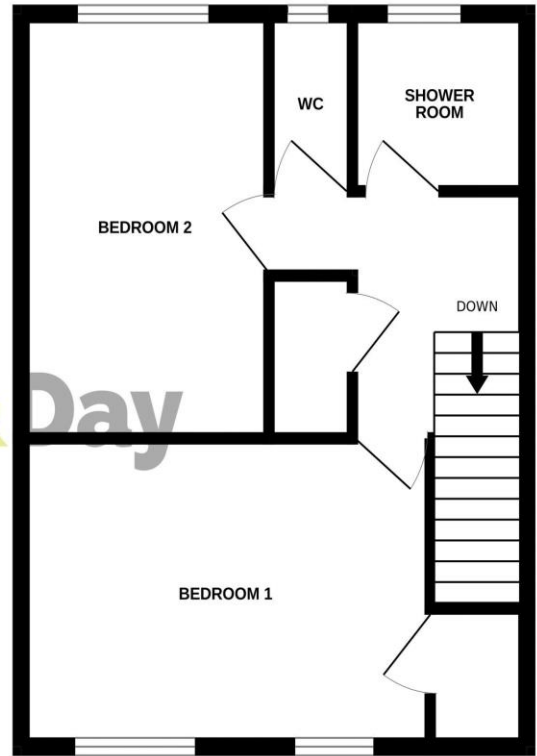
An enclosed and low-maintenance rear garden designed with ease of use in mind, being laid mainly to paving and also having gated access to the rear.



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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