

£155,000

 TENURE: **Freehold**

 EPC RATING: **C**

 COUNCIL TAX BAND: **B**

Beaconside Stafford

Armstrong Avenue Beaconside
Stafford Staffordshire ST16



These particular homes in Stafford are selling quickly, so you'll want to schedule an early viewing to avoid missing out. It's an excellent opportunity for first-time buyers or investors, especially since it's offered with no onward chain.

Conveniently located, it provides easy access to local amenities, schools, and commuter routes. Inside, the ground floor features an entrance hallway, a spacious living room, and a kitchen. Upstairs, you'll find a bathroom and two well-sized bedrooms. Outside, there's an allocated parking space at the front, and a rear garden waiting for your personal touch. Contact us now to book your viewing!

- Modern Terraced House
- Ideal For First Time Buyers Or Investors
- Kitchen & Spacious Living Room
- Two Bedrooms & Bathroom
- One Allocated Parking Space & Rear Garden
- 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 Hallway

Accessed through a double glazed entrance door and having a radiator.

Kitchen 9' 4" x 7' 11" (2.85m x 2.42m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over and incorporating an inset stainless steel sink/drain with mixer tap and offering spaces for appliances. The room also benefits from having tiled flooring, a wall mounted gas central heating boiler and a double glazed window to the front elevation.

Living Room 16' 7" x 11' 8" (5.05m x 3.56m)

A spacious reception room which features a brick fireplace and having stairs off, rising to the first floor landing & accommodation, a radiator and a double glazed sliding patio door leading out to the rear garden.



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First Floor Landing

Giving access to bedrooms & bathroom.

Bedroom One 9' 4" x 11' 9" (2.85m x 3.57m) maximum length measurement

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

Bedroom Two 7' 7" x 11' 6" (2.32m x 3.51m)

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

Bathroom 4' 8" x 8' 6" (1.43m x 2.58m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin and a panelled bath with shower over. The room also benefits from having a chrome towel radiator, a useful built-in cupboard and a glazed opaque window.

Outside Front

The property is approached over a shared access with parking area to the front for one allocated vehicle and a paved pathway and steps provides access to the canopied main entrance door.

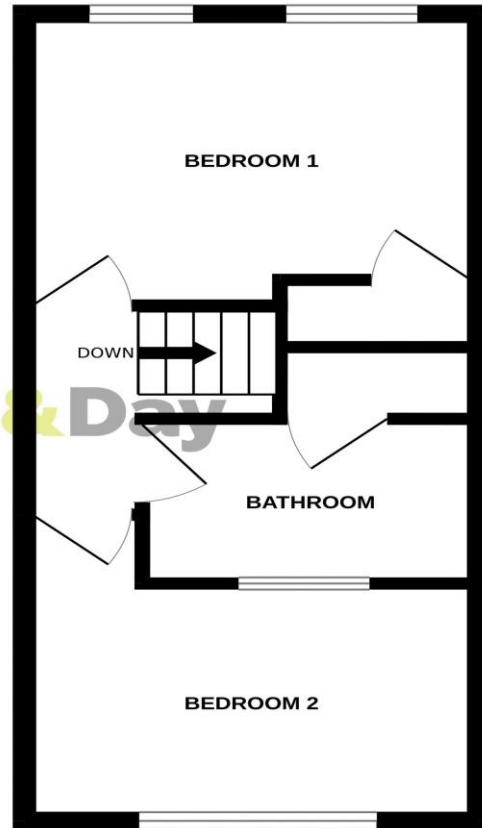
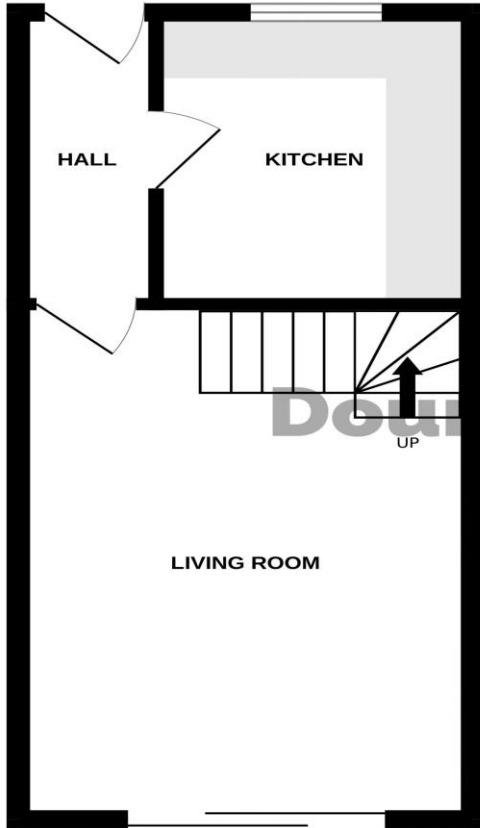
Outside Rear

An enclosed rear garden which has a paved pathway leading onto a garden area ready to be landscaped to suit own requirements.



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-statements. 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 |
|--|---------|---------|-----------|
| Very energy efficient - lower running costs | (92+) | | |
| A | (81-91) | | |
| B | (69-80) | | |
| C | (55-68) | | |
| D | (39-54) | | |
| E | (29-38) | | |
| F | (17-28) | | |
| G | (1-16) | | |
| Very energy efficient - higher running costs | | | |
| | | 74 | 89 |

England & Wales EU Directive 2002/91/EC
www.ec.europa.eu



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