



£75,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: A

## Beaconside Stafford

Pike Close Beaconside  
Stafford Staffordshire



**(CASH BUYERS ONLY) If you're a keen angler, then you will know what a good catch a pike is...well similarly, this is a superb catch of a property!**

Being marketed at a realistic price due to the work required this home will be of particular interest to CASH INVESTORS due to the demand for rental properties in the area. These homes offer a spacious internal layout set over two floors and comprises of an entrance hall, living room, kitchen, two bedrooms and a shower room with an outside terrace. Call us today to arrange your viewing appointment.

- Cash Buyers Only
- Two Bedroom Ground Floor Flat
- Modernisation Required
- Living/Dining Room & Kitchen
- Two Bedrooms & Shower Room
- No Onward Chain

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

Accessed through a double glazed entrance door having tiled flooring and an additional double glazed entrance door leading to:

## Entrance Hall

Having stairs leading up to the first floor landing and an understairs storage cupboard.

## Lounge/Diner 15' 2" x 11' 11" (4.63m x 3.63m)

A spacious lounge diner having an electric fire and double glazed window to the front elevation.

## Kitchen 8' 3" x 12' 0" (2.51m x 3.65m)

Having a range of matching base and eye level units with fitted work surfaces and an inset one and a half bowl sink unit with chrome mixer tap, space for a cooker, built-in two ring gas hob and undercounter space for plumbed appliances. Wall mounted gas central heating boiler, tiled walls, radiator and double glazed windows to the front and side elevation.



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## First Floor Landing

Having an airing cupboard with shelving.

## Bedroom One 11' 11" x 12' 0" (3.62m x 3.66m)

A spacious double bedroom having a built-in wardrobe and a separate fitted wardrobe with overhead storage cupboards, double glazed window to the front elevation and door leading to the roof terrace.

## Bedroom Two 8' 6" x 11' 11" (2.60m x 3.64m)

A second double bedroom having built-in double wardrobes, separate fitted wardrobe with overhead storage and double glazed window to the front elevation.

## Shower Room 5' 6" x 6' 2" (1.68m x 1.87m)

Having a white suite comprising of a mains fed shower set into a cubicle with a glazed screen, wash hand basin and vanity unit with chrome mixer tap and cupboard beneath, WC with an enclosed cistern and tiled walls.

## Roof Terrace

A useful roof terrace which gives access to a communal staircase.

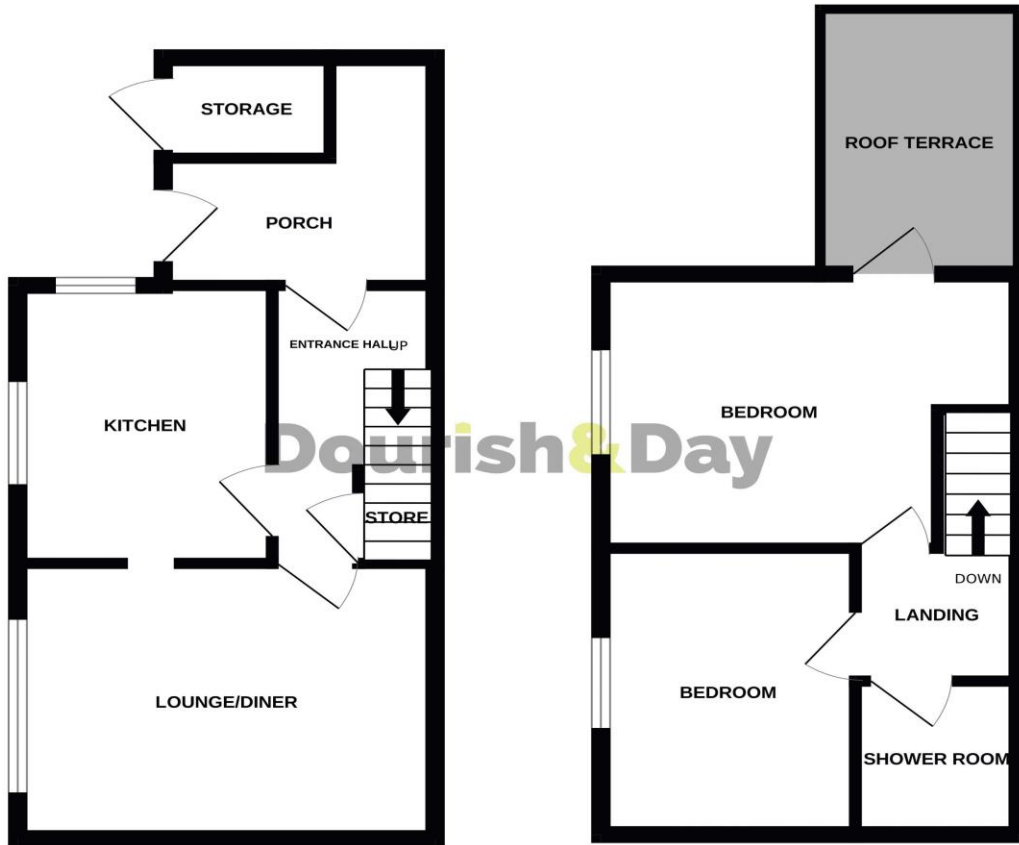
## Front Courtyard

A useful front courtyard that gives access to the main entrance porch and has an outside store.



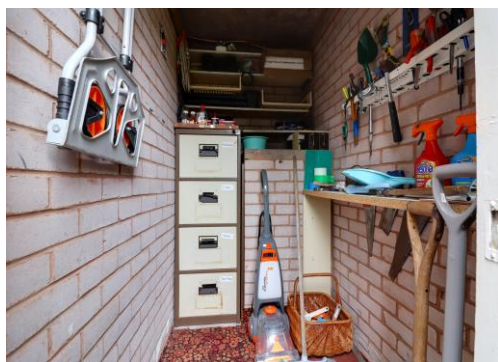
GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(82+)		
A	(61-81)		
B	(49-60)		
C	(35-48)		
D	(29-34)		
E	(21-28)		
F	(15-20)		
G	(1-14)		
<small>Full energy efficient - higher running costs</small> <b>England &amp; Wales</b>		70	75
<small>EU Directive 2002/91/EC</small> <small>www.ec.europa.eu</small>			

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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