



£200,000

🔑 TENURE: Freehold

📊 EPC RATING: D

£ COUNCIL TAX BAND: B

Stafford

Corporation Street
Stafford Staffordshire



If you're a first-time buyer looking to step onto the property ladder, this two-bedroom semi-detached home could be the one for you! Located within walking distance of Stafford's lively town centre, offering an array of shops, amenities, and a mainline train station, the home boasts both charm and potential.

Inside, the entrance hall greets you with its original Minton tiled flooring, leading to a cosy living room, dining room, kitchen, and bathroom. While the property does need some modernisation, it offers great potential for you to make it your own. Upstairs, you'll find two spacious double bedrooms and an additional versatile room off the second bedroom, perfect for a study or dressing room. Outside, there's a front courtyard garden and a large private rear garden with off-road parking. Ideal for first-time buyers or investors, this opportunity won't last long—call us today to book your viewing!

- Spacious Victorian Two Bed Semi-Detached
- No Onward Chain & Off-Road Parking
- Living Room, Dining Room Kitchen & Bathroom
- Two Double Bedrooms & Office
- Front Courtyard and Enclosed Private Rear Garden
- Close To Staffords Town Centre & Mainline Train Station

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

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01785 223344

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Entrance Hall

Being accessed through a n entrance door and having stairs leading to the first floor landing with understairs storage cupboard, original Minton tiled floor and radiator.

Living Room 10' 11" x 11' 3" (3.33m x 3.44m)

A good-sized living room having a fire set within the chimney breast and having a brick surround and hearth, radiator and double glazed walk-in bay window to the front elevation.

Dining Room 12' 0" x 12' 0" (3.66m x 3.66m)

A further good sized reception room having a radiator and double glazed sash windows to the side and rear elevations.

Kitchen 9' 3" x 8' 0" (2.83m x 2.43m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel single bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven and four ring gas hob. Tiled splashbacks, tiled floor, radiator, combination gas central heating



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boiler and double glazed sash window to the side elevation and a door leads to the rear garden.

Bathroom 7' 10" x 5' 7" (2.38m x 1.70m)

Having a white suite comprising of a panelled bath with chrome mixer tap and shower attachment over, pedestal wash basin with chrome taps and close coupled WC. Tiled walls, tiled floor, radiator and double glazed window to the side elevation.

First Floor Landing

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

Bedroom One 11' 0" x 11' 0" (3.35m x 3.35m)

A spacious double bedroom having a feature decorative fire set into the chimney breast, radiator and double glazed sash window to the front elevation.

Bedroom Two 12' 2" x 12' 1" (3.71m x 3.69m)

A second double bedroom having a radiator and double glazed sash windows to the side and rear elevations. A connecting door leads to:

Bedroom Three / Office / Dressing Room 10' 0" x 8' 0" (3.04m x 2.43m)

A versatile room being accessed from bedroom two, this versatile room includes a radiator and double glazed sash window to the rear elevation.

Outside - Front

The property is accessed through a picket gate leading to a front courtyard which gives access down the side of the house to the entrance door and a gate leads to the rear garden.

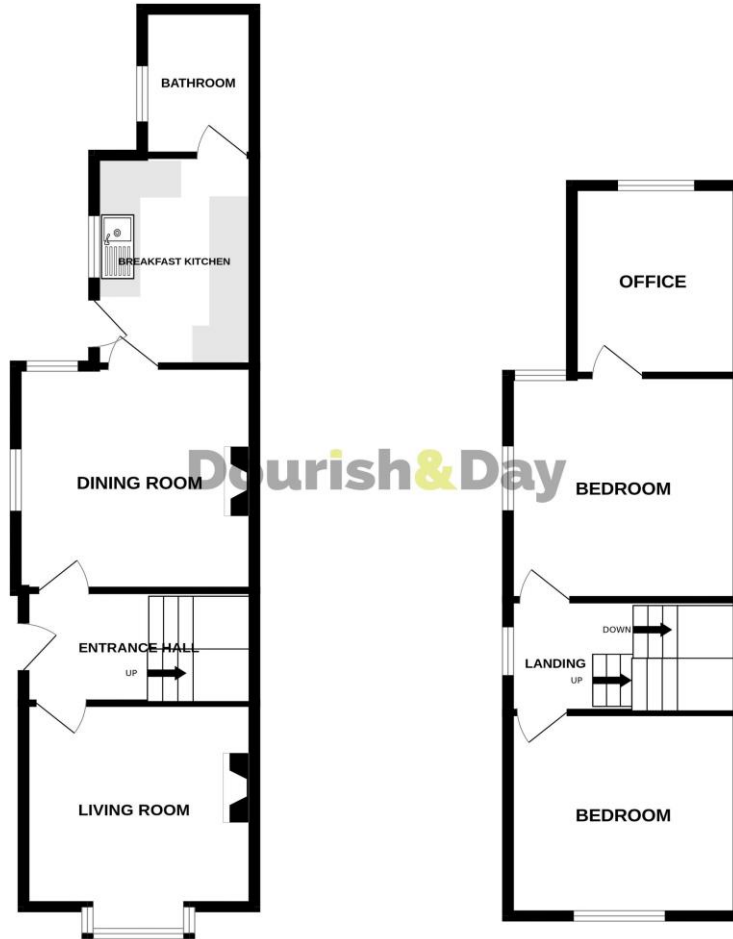
Outside - Rear

Having a paved seating area overlooking the remainder of the garden including a large lawned area. The garden shed is included in the sale and in addition, there is a useful outside store with space for a washing machine. At the rear of the property there is space for off-road parking.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		8.4
B	(69-80)		
C	(55-68)		6.0
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.ec.europa.eu	



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