



£185,000

🔑 TENURE: Freehold

📊 EPC RATING: E

£ COUNCIL TAX BAND: C

Stafford

Eastlands Grove
Stafford Staffordshire



They say, 'Head east to find the sunshine,' and this detached home with a generous rear garden is ready for its next owner to bring some sunshine of their own.

While the property does need modernisation, it has all the makings of a fantastic family home. On the ground floor, there's an entrance porch, hallway, a bright bay-fronted dining room, a sitting room, and a kitchen/diner. Upstairs, you'll find three bedrooms and a family bathroom. Outside, there's a shared driveway leading to a single garage and an enclosed rear garden. Homes like this don't come up often, especially at this price, so be quick before it's gone!

- Detached Home with Generous Rear Garden
- Bags of Potential for Modernisation
- Bay-Fronted Dining Room, Separate Sitting Room
- Extended Kitchen/Diner
- Three Bedrooms & Bathroom
- Shared Driveway & Single Garage

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Entrance Porch

Accessed through double opening entrance doors with a further double glazed door leading into the entrance hallway.

Entrance Hallway

Having stairs off, rising to the first floor landing & accommodation with a useful understairs storage area and a radiator.

Dining Room 12' 10" x 11' 5" (3.92m x 3.47m)

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

Sitting Room 12' 5" x 11' 5" (3.79m x 3.48m)

A second good size reception room which has double glazed sliding doors leading directly out to the rear garden and a radiator.

Kitchen & Dining Space 21' 1" x 7' 6" (6.43m x 2.29m) maximum measurements

Fitted with a sink unit with a stainless steel sink/drainers and having spaces for appliances. There is also a wall mounted gas central heating boiler, a radiator, three double glazed windows and a double glazed rear door.



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First Floor Landing

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

Bedroom One 12' 6" x 10' 4" (3.82m x 3.14m)

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

Bedroom Two 10' 6" x 11' 5" (3.20m x 3.48m)

Having an airing cupboard, radiator and a double glazed window to the rear elevation.

Bedroom Three 8' 6" x 7' 1" (2.58m x 2.16m)

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

Bathroom 6' 11" x 5' 10" (2.11m x 1.78m)

Fitted with a WC, panelled bath with electric shower, and wash hand basin. There is also a radiator and a double glazed window to the rear elevation.

Outside Front

To the front of the property there is a shared access driveway which in turn gives access to a single garage and the rear garden.

Garage

A single garage with an up and over garage door to the front elevation.

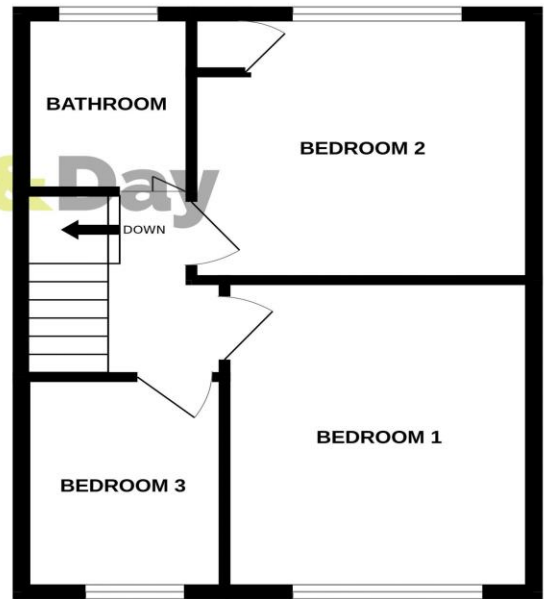
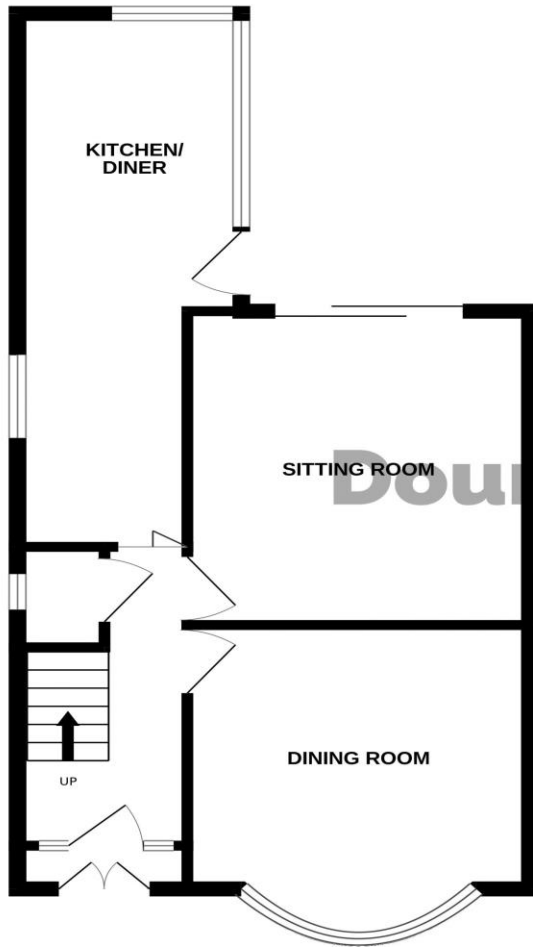
Outside Rear

A mature & established rear garden being mainly paved for ease of maintenance and having gated access to the side.



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			
102-105	A		
81-101	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TBC



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