



£160,000

 **TENURE: Freehold**

 **EPC RATING: D**

 **COUNCIL TAX BAND: A**

Stafford

Alliance Street
Stafford Staffordshire ST16



This well presented three-bedroom end terrace home in Stafford is an absolute steal, especially with its driveway at this price! You're not imagining it—this property has been competitively priced to appeal to first-time buyers and is ready to move into.

Situated on a generous plot, it offers spacious living and is well presented throughout. For those searching in this price range, this home truly stands out. It benefits from fantastic access to local schools, the M6, and Stafford's vibrant town centre. Properties like this don't stay on the market long, so don't miss out—call us today to schedule your viewing!

- Two Bedroom End Of Terrace Home
- Living Room, Kitchen/Dining Room & Guest WC
- Two Double Bedrooms & Family Bathroom
- Driveway, & Enclosed Private Rear Garden
- Close To Schools, M6 & Stafford Town
- Ideal For First Time Buyers

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Introduction

This charming home offers a well-thought-out layout, designed with comfort and practicality in mind. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property. The generous living room is a bright and spacious area, perfect for relaxing with the family or entertaining guests. The kitchen/dining area is a lovely, open space ideal for family meals or gatherings, and it is complemented by a convenient guest WC located off the hallway. On the first floor, you'll find two well-proportioned bedrooms, including a large master bedroom complete with built-in wardrobes, providing ample storage space. The second bedroom is also a great size, offering flexibility for use as a guest room, home office, or child's room. A superb contemporary family bathroom, with stylish fittings and fixtures, serves these two bedrooms, creating a refreshing and modern space. Externally, the property benefits from a driveway to the front, providing off-road parking for convenience. To the rear, there is a generous and well-maintained garden, offering a peaceful retreat. It's an ideal space for growing families to enjoy, whether for outdoor play, gardening, or simply relaxing on a sunny day. This lovely home really does offer everything a growing family could need and is ready for its new owners to move in and enjoy.



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Entrance Hallway

Living Room 12' 11" x 11' 10" (3.94m x 3.60m)

Kitchen/Dining Room 8' 11" x 16' 4" (2.73m x 4.98m)

Inner Hallway

Guest WC 2' 8" x 5' 6" (0.82m x 1.68m)

First Floor Landing

Bedroom One 10' 9" x 16' 4" (3.28m x 4.99m)

Bedroom Two 11' 9" x 9' 3" (3.57m x 2.82m)

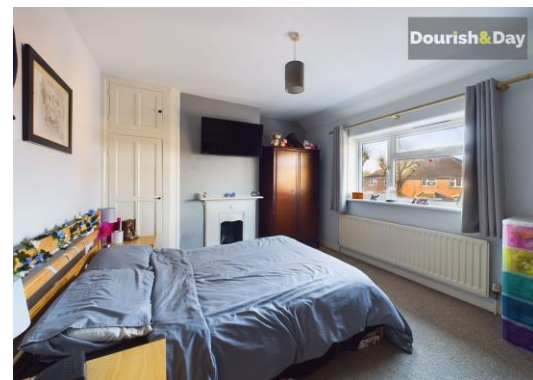
Bathroom 8' 6" x 6' 11" (2.58m x 2.10m)

Externally

Approached over a slated double width driveway providing ample off road parking. There is a pedestrian gate with a paved walkway leading to the main entrance door. Meanwhile, the rear garden has a paved seating area leading onto a lawned garden, there is a further gravelled area at the rear of the garden. There is side access in turn giving access to the front elevation, and outbuilding and the property is enclosed by wooden fence panelling.

ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

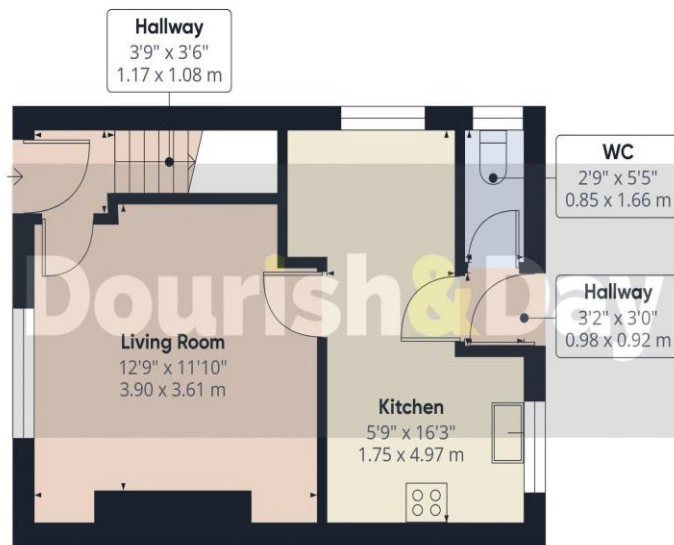


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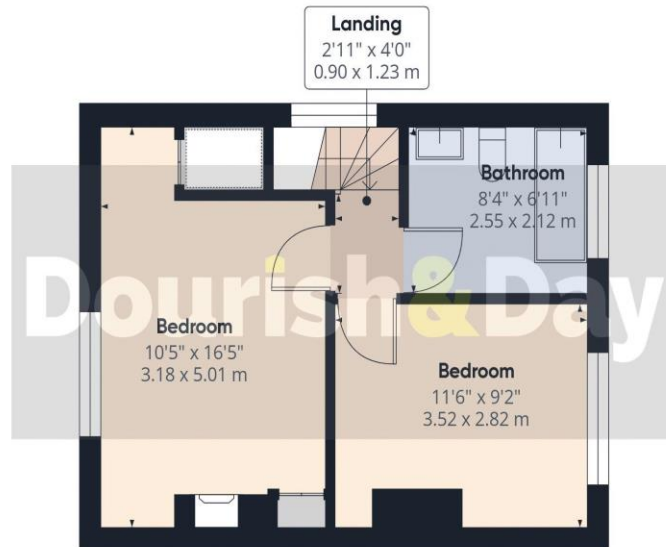
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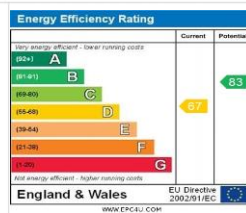
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Floor 0



Floor 1



Approximate total area¹⁾
658.86 ft²
61.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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