



£160,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: B

## Cotonfields Stafford

Edison Road Cotonfields  
Stafford Staffordshire ST16



***Thomas Edison invented the light bulb and here is a bright idea... why not book in your viewing on this spacious home? Properties like this with some much space on over in this price range are such a rarity nowadays so be quick on grabbing on the phone or book your viewing online – don't delay though as we know it's going to be a popular one!***

The accommodation includes an entrance hall, spacious lounge, a breakfast kitchen/diner and a utility to the ground floor whilst upstairs are two bedrooms and a bathroom. Outside is a spacious and enclosed garden to the rear. This property really does offer the perfect place to call home for a first time buyer or why not make this the light in your property portfolio and if that wasn't enough, it's offered with no upward chain.

- Perfect First Time Buyers Home
- Two Bedroom Terrace Home
- Living Room, Open-Plan Kitchen/Dining & Utility
- Front & Private Rear Garden
- Close To Schools & Shops
- Close To Stafford Town Centre & Mainline Train Station

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 to the front elevation. There are stairs off, rising to the first floor landing with a useful understairs storage cupboard, a further useful built-in storage cupboard, wood laminate flooring and a radiator.

## Living Room 13' 10" x 11' 5" (4.21m x 3.47m)

A good sized living room having a double glazed window to the front elevation and a radiator.

## Kitchen & Dining Space 9' 6" x 17' 11" (2.89m x 5.45m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces incorporating an inset stainless steel 1.5 bowl sink/drainer with mixer tap over, whilst including a range of integrated/fitted appliances including; electric oven/grill, 4-ring gas hob with extractor hood and having space & plumbing for further kitchen appliances. There is a combination of tiled & wood effect laminate flooring, ceramic splashback tiling, a radiator and double glazed French doors providing views and opening out to the rear garden.



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## Utility Room 6' 0" x 7' 6" (1.83m x 2.28m)

A useful utility having base units, tiled flooring and a double glazed door and windows to the rear elevation.

## First Floor Landing

Having access to the loft space, a built-in airing cupboard housing a wall mounted gas central heating boiler and internal doors off, providing access to all bedrooms & bathroom.

## Bedroom One 6' 7" x 14' 6" (2.01m x 4.42m)

A spacious double bedroom, having a walk-in cupboard, a radiator and two double glazed windows to the front elevation.

## Bedroom Two 13' 7" x 8' 10" (4.14m x 2.69m)

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

## Bathroom 5' 7" x 8' 8" (1.71m x 2.64m)

Fitted with a white suite comprising of a panelled bath with a chrome mixer tap and shower attachment, a wash hand basin with chrome mixer tap and a low-level WC. There is also tiled walls, tiled flooring, a radiator, inset ceiling downlighting and a double glazed window to the rear elevation.

## Outside Front

The property sits behind a small forecourt style front garden with a low brick wall to the front & pedestrian gated access which leads to the front entrance door.

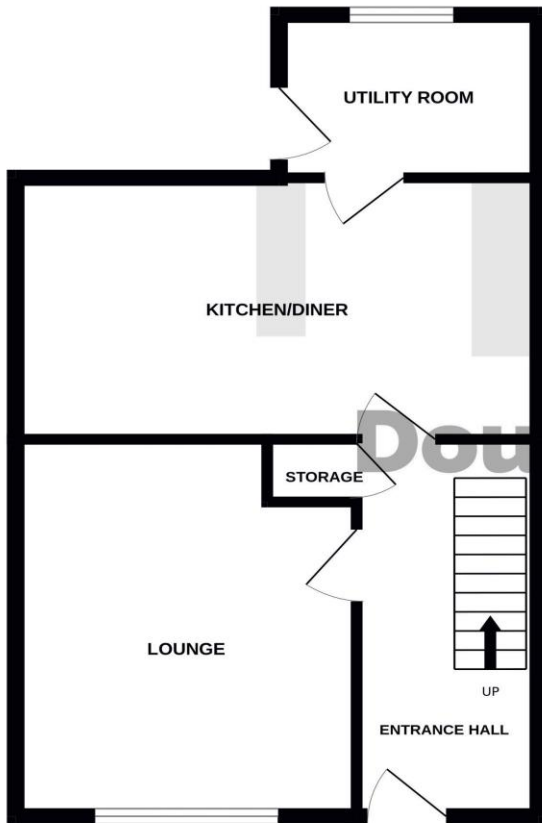
## Outside Rear

An enclosed low-maintenance rear garden having a small lawned garden and paved & gravelled seating areas. The garden is enclosed by timber panelled fencing.

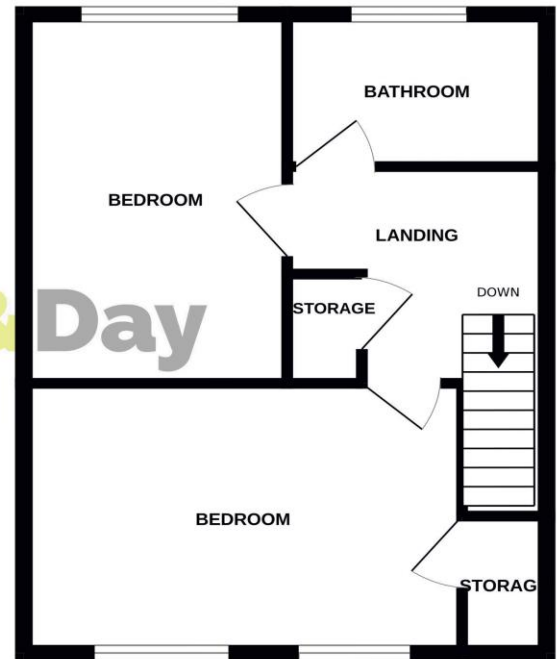




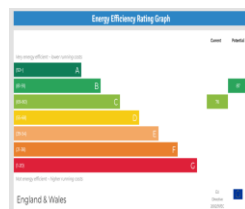
GROUND FLOOR



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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