

Clothier & Day

Independent Estate & Letting Agents

17 CROOKED BRIDGE ROAD, STAFFORD, ST16 3NE

SUPERB, READY TO MOVE INTO, 2 DOUBLE BEDROOM END TERRACE HOUSE



OFFERS IN THE REGION OF: £129,950

DIRECTIONS: Leave Stafford town centre via Gaol Road. At the garage, turn right into Crooked Bridge Road. Number 17 is on the left hand side of the road, evidenced by a **Clothier & Day** for sale board.

Crooked Bridge Road is situated to the north side of the county town of Stafford, and is conveniently situated approximately 0.5 miles from the town centre, with its wide range of high street shops, mainline Intercity railway station and county hospital. Stafford has direct access to the national motorway network via the M6, which also gives access to the M6 Toll Road.

Accommodation in brief: **FRONT FACING DINING/SITTING ROOM. REAR LOUNGE. EXTENDED FITTED KITCHEN. TWO LARGE BEDROOMS. FIRST FLOOR BATHROOM. ENCLOSED WELL LAID OUT REAR GARDEN. UPVC DOUBLE GLAZED. GAS CENTRAL HEATING. INTERNAL VIEWING IS ESSENTIAL TO APPRECIATE THE PRESENTATION OF THIS EXTENDED END OF TERRACE HOUSE. JUST A SHORT WALK TO STAFFORD TOWN CENTRE AND THE MAIN LINE TRAIN STATION.**

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Ground Floor



First Floor



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This well presented two double bedroom end of terrace house is entranced via a UPVC double glazed door which leads to

FRONT FACING SITTING/DINING ROOM (3.66m (12ft 0ins) x 3.59m (11ft 9ins) to side of chimney breast) Having front facing UPVC double glazed window with panel radiator beneath. Oak finish laminate laid floor. Timber fire surround with marble back and hearth and fitted gas fire. Cornice to ceiling. Power points. Television and broadband point. Recess for foot mat within the floor. Door which leads to

LOUNGE (3.61m (11ft 10ins) excluding door recess area x (3.59m (11ft 9ins)) Having door off to the left to a useful under stairs storage cupboard. Rear facing UPVC double glazed window. Panel radiator beneath. Bi-fold door which leads to the large Kitchen. Period style cast iron fire surround. Power points. Television point. Door opening which leads to the First Floor via stairs.

FITTED KITCHEN (4.38m (14ft 4ins) x 1.84m (6ft 0ins)) This good size Kitchen has rear and side facing UPVC double glazed windows with a panel radiator beneath the side facing window. Wide recess with UPVC double glazed windows around set into which there is a single unit, work surface over in wood block. One and a half bowl single drainer sink top with chrome mixer tap. Space and plumbing beneath for a slim line dishwasher. Side facing UPVC double glazed exit door to the rear garden. The flooring within the Kitchen is laid with tiles and there is recess lighting set into the ceiling. Full range of base and wall units in a cream finish form an 'L' shape around the room providing ample cupboard and wall storage space. Built-in electric oven and four ring gas hob. Space and plumbing for automatic washing machine and tumble dryer. Space for an upright refrigerator/freezer. Extractor fan over the hob. Wall mounted Baxi gas combination gas boiler for both central heating and hot water. Wood block work surfaces over the units. Tiled splash back around the work surface area. Power points.

FIRST FLOOR

Stairs lead to

LANDING AREA Having access to both Bedrooms and the good size family Bathroom. Power point.

BEDROOM 1 (3.66m (12ft 0ins) x 3.66m (12ft 0ins)) Having front facing UPVC double glazed window. Panel radiator beneath. Power points.

BEDROOM 2 (4.51m (14ft 0ins) max x 3.67m (12ft 11ins)) Having rear facing UPVC double glazed window. Panel radiator. This good size room is wider than the front room due to the fact that it stretches out over the communal

entryway. There is a built-in set of wardrobes/storage cupboards to the right hand side of the chimney breast. Power points.

BATHROOM (2.25m (7ft 5ins) x 2.13m (7ft 0ins)) Having side facing UPVC double glazed window. Ceramic tiled flooring. The suite is in white comprising panel bath with chrome plated bath filler, wall mounted thermostatically controlled shower mixer valve with riser rail for the attachment of the shower head, glass side shower screen and full height tiling around the bath and shower area, close coupled dual flush WC, pedestal wash hand basin with chrome plated mono-bloc basin filler tap. Panel radiator.

OUTSIDE

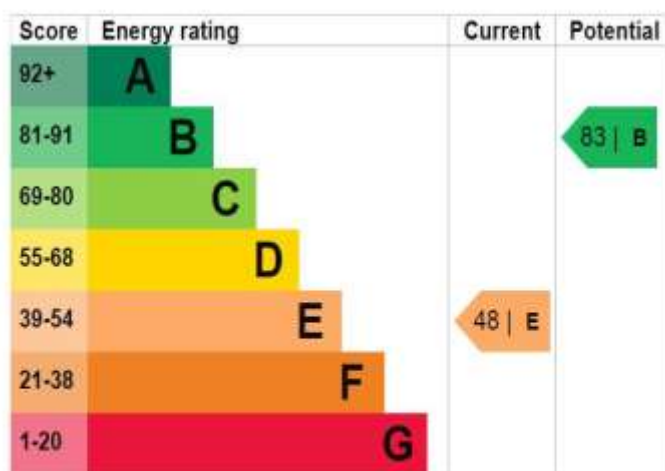
There is a shared entryway with next door, providing access to the rear garden, which is fully enclosed with panel fencing, has a slab laid pathway, stone decorative area, lawn laid area and outside water tap.

TENURE We are advised Freehold, confirmation to be obtained from the Vendors Solicitors.

SERVICES All mains services are connected. Telephone subject to normal terms and conditions. The gas and electrical appliances mentioned have not been tested by us and Purchasers are therefore advised to undertake their own tests should they consider this necessary.

THE PROPERTY IS OFFERED SUBJECT TO CONTRACT

VACANT POSSESSION UPON COMPLETION



The graph shows this property's current and potential energy efficiency.

