



7 Victoria Avenue, Staveley

£140,000 Freehold

Charming two-bedroom home with two reception rooms, period features, galley kitchen, modern bathroom, enclosed rear garden, outbuilding, and traditional red-brick frontage.

Council Tax band: A | Tenure: Freehold | EPC: E

NO CHAIN - This characterful two-bedroom home combines traditional features with practical, well-proportioned accommodation. The ground floor offers two separate reception rooms, with the living room benefiting from exposed wooden flooring and a feature fireplace. The dining room features an exposed-brick chimney breast with a substantial timber mantel and inset stove, creating an attractive focal point.

The galley-style kitchen is fitted with a range of muted blue wall and base units, complemented by wood-effect worktops and white metro-style tiling. The layout includes a gas hob with extractor above, space for appliances and a sink positioned beneath the rear-facing window. A glazed external door provides direct access to the garden.

Upstairs are two versatile bedrooms, both benefiting from natural light and decorative fireplaces that complement the property's period character. The bathroom is fitted with a panelled bath and glazed shower screen, alongside a WC, neutral tiling and a frosted window providing light and privacy.

Outside, the enclosed rear garden features a central lawn with a paved pathway leading to an outbuilding offering useful storage. Fenced boundaries provide separation from neighbouring gardens, while the traditional red-brick frontage is complemented by a gated forecourt. A small outhouse features power & lighting that extends down to the bottom of the garden.

Offering two reception rooms, two bedrooms and a generous rear garden, this appealing home should be viewed to appreciate its character and accommodation.





Kitchen

8' 6" x 6' 6" (2.58m x 1.99m)

A practical galley-style kitchen fitted with a range of muted blue wall and base units, complemented by wood-effect worktops and white metro-style wall tiling. The layout incorporates a gas hob with extractor above, space for appliances and a sink positioned beneath the rear-facing window. A glazed external door provides access to the garden.

Dining room

12' 0" x 11' 7" (3.67m x 3.54m)

A characterful dining room centred around an exposed-brick chimney breast with a substantial timber mantel and inset stove. The room provides space for a family dining table and benefits from useful fitted storage, natural light and direct access towards the kitchen.



Lounge

12' 0" x 11' 2" (3.67m x 3.41m)

A welcoming reception room with a large front-facing window providing plenty of natural light. Exposed wooden flooring and a feature fireplace add character, while the well-proportioned layout offers ample space for a comfortable seating arrangement.





Bathroom

8' 6" x 6' 6" (2.58m x 1.99m)

The bathroom is fitted with a panelled bath and glazed shower screen, alongside a WC. Neutral wall and floor tiling creates a practical finish, while a frosted rear-facing window provides natural light and privacy.



Bedroom 1

12' 0" x 11' 2" (3.67m x 3.41m)

A well-proportioned principal bedroom offering space for a double bed and accompanying storage furniture. A front-facing window provides natural light, while a traditional decorative fireplace creates an attractive focal point and complements the home's period character.



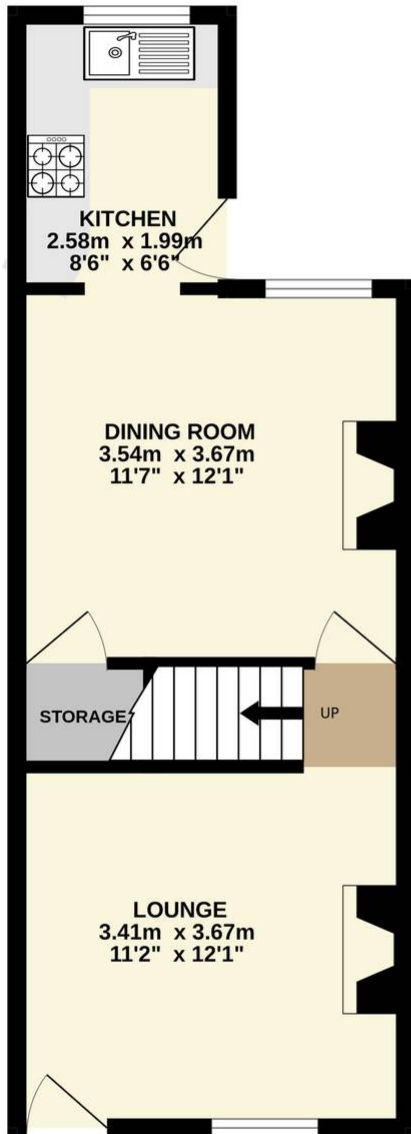
Bedroom 2

11' 7" x 9' 2" (3.54m x 2.79m)

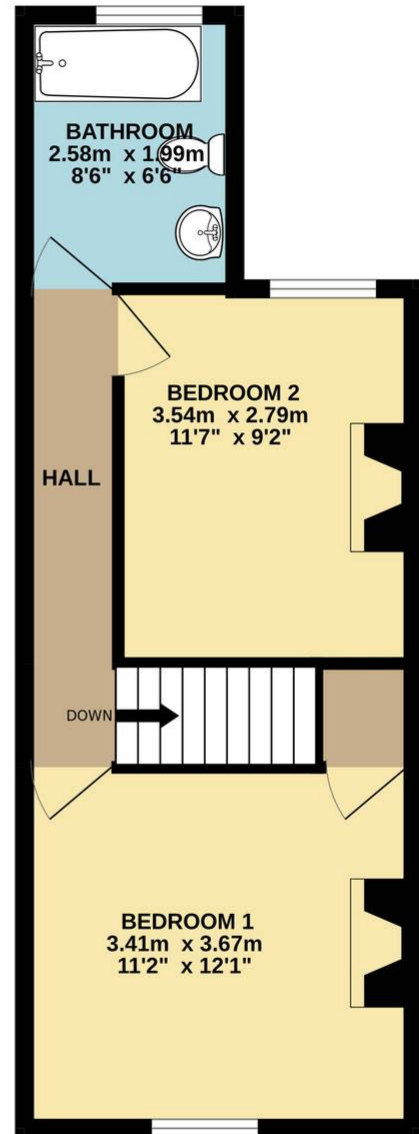
A bright and versatile second bedroom with space for a bed, storage and additional furniture. The room features a rear-facing window and a decorative fireplace, making it equally suitable for use as a bedroom, guest room or home office.



GROUND FLOOR
33.0 sq.m. (355 sq.ft.) approx.



1ST FLOOR
33.0 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA : 66.0 sq.m. (711 sq.ft.) approx.

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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