



**Offers in Excess of
£160,000**

 **TENURE:** Freehold

 **EPC RATING:** E

 **COUNCIL TAX BAND:** B

Rising Brook Stafford

Merrivale Road Rising Brook
Stafford Staffordshire

 **3**  **1**  **2**

Could this property be the perfect first home, maybe a great investment if you're thinking of getting into the rental market or maybe if you're wishing to size down and would like something to make your own, either way this spacious, traditional bay fronted home has great potential and enjoys a good sized and private rear garden.

Internally, comprising of a good sized entrance hallway, living room, dining room and kitchen. To the first floor there are three bedroom and a family bathroom. Externally, the property has a lawned front garden and a large, private rear garden with brick built garden stores and great potential to create a driveway to the rear of the property. No Onward Chain.

- Spacious, Traditional, Bay Fronted Terraced Home
- Living Room & Dining Room
- Three Bedrooms & Bathroom To The First Floor
- Good Sized & Private Rear Garden
- Modern Double Glazing & Potential For Driveway
- No Upward Chain, Some Modernisation Required

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Approached through a modern composite traditional style front entrance door with two, and having the original quarry tiled floor, open understairs storage space, radiator, and stairs off to the first floor landing & accommodation.

Lounge 13' 9" x 12' 10" (4.19m x 3.92m) (measured INTO bay window)

A spacious & light lounge featuring a double glazed bay window to the front elevation, original picture rail, a radiator, gas fire with a tiled hearth, and an internal door to the Dining Room which can also be accessed from the Kitchen.

Dining Room 8' 8" x 8' 5" (2.63m x 2.57m)

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

Kitchen 10' 7" x 10' 3" (3.23m x 3.13m)

Fitted with a matching range of wall, base & drawer units with work surfaces over, and incorporating an inset one and a half bowl stainless steel sink with drainer & chrome mixer tap. Appliances include a four-ring halogen hob, an integrated oven/grill, and having space & plumbing for additional appliances. There is a double glazed window, and a modern composite double glazed traditional style door to the rear elevation.



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First Floor Landing

Having an access hatch to the loft space, radiator, and internal doors off to all three Bedrooms and the Family Bathroom.

Bedroom One 14' 7" x 10' 7" (4.45m x 3.23m) (measured INTO bay window)

A double bedroom featuring a built-in double wardrobe, and having a radiator, and a double glazed bay window to the front elevation.

Bedroom Two 8' 8" x 11' 11" (2.64m x 3.62m)

A second double bedroom, again featuring a built-in wardrobe, and having a built-in airing cupboard, a radiator, and a double glazed window to the rear elevation.

Bedroom Three 8' 2" x 8' 4" (2.50m x 2.55m)

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

Family Bathroom

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin, and a panelled bath. In addition, there is splashback tiling to the walls, a radiator, and a double glazed window to the rear elevation.

Externally

The property sits behind a good sized lawned garden area to the front elevation, and having vehicular access to the rear leading to double gates with a potential parking space, and to the large private rear garden, being laid mainly to lawn, and having a brick built storage areas with three latched doors.

Outside WC

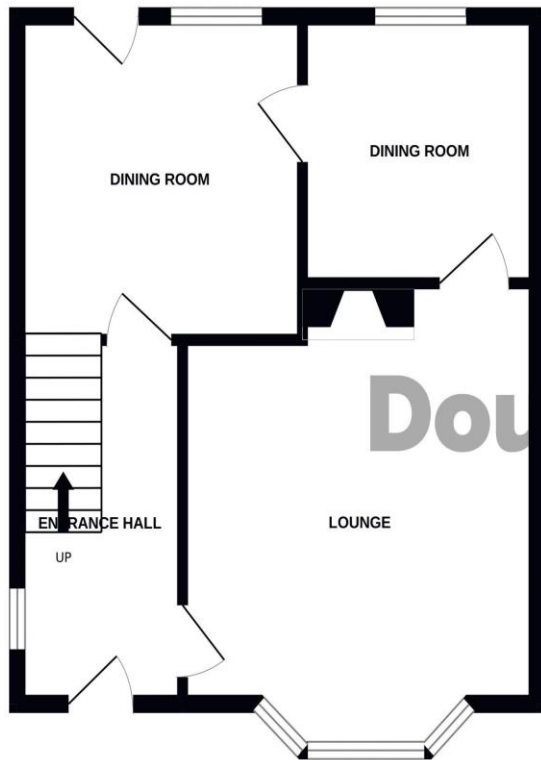
Having a WC

ID Checks

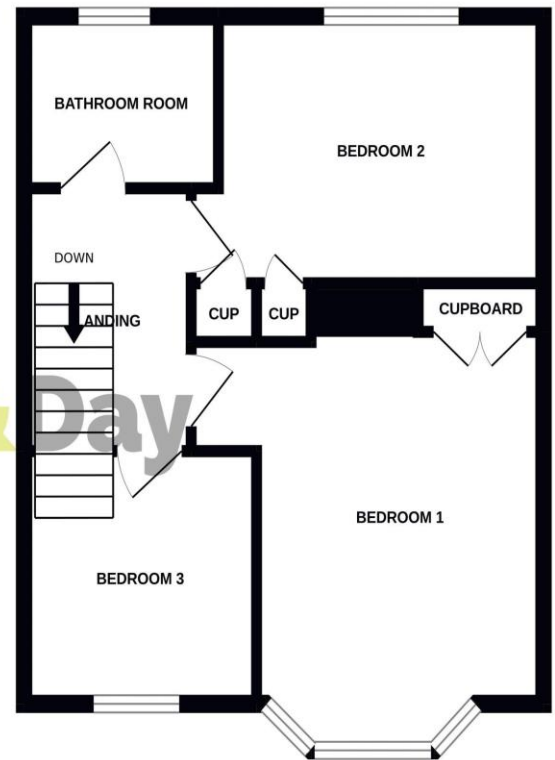
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(27-38)		
G	(1-26)		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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