



**£175,000**



TENURE: Freehold



EPC RATING: D



COUNCIL TAX BAND: B

## Stafford

Tillington Street  
Stafford Staffordshire

**YOU'RE IN FOR A REAL TREAT!** This stunning two-bedroom end-terrace home ticks all the right boxes with its spacious layout and beautifully decorated interior, enhanced by stylish fixtures and fittings. Situated in a fantastic location with excellent transport links to the town centre, this property is ideal for first-time buyers. Let's take a tour!

The ground floor boasts an open-plan living/dining area, featuring charming fireplaces, a well-appointed kitchen, and a utility/guest WC. Upstairs, you'll find two generous double bedrooms and a sleek, modern shower room. Outside, the property enjoys a sizable rear garden complete with a lawn and paved seating area—perfect for outdoor relaxation. This home is sure to be in high demand, so don't wait—call us today to arrange your viewing and avoid missing out!



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- Beautifully Presented Two Bedroom End Terrace
- Open-Plan Living/Dining Room
- Kitchen & Guest WC/Utility Room
- Two Double Bedrooms & Shower Room
- Close To Stafford Town Centre
- 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](mailto:hello@dourishandday.co.uk)



## Entrance Hall

Accessed through a glazed entrance door with tiled flooring and stairs leading to the first floor landing.



## Living/Dining Room 27' 6" x 11' 4" (8.39m x 3.45m)

A large living/dining room having a decorative fire set into the chimney breast, two panelled radiators, double glazed double doors leading to the rear elevation and double glazed walk in bay window leading to the front elevation.



## Kitchen 13' 4" x 7' 7" (4.07m x 2.30m)

Having a range of matching base and eye level units with fitted work surfaces incorporating an inset one and half bowl sink unit with chrome mixer tap. Range of built-in cooking appliances including an oven and microwave oven with electric hob and cooker hood over. Space for plumbed appliances, tiled flooring and double glazed window to the side elevation.

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## WC/Utility Room 5' 3" x 7' 5" (1.61m x 2.26m)

Having a white suite comprising of a close coupled WC and wash basin with vanity unit and chrome mixer tap. Space for plumbed appliances, wall mounted gas central heating boiler set into a cupboard, tiled walls, tiled flooring and double glazed window to the rear elevation.



## First Floor Landing

Having access to the loft space.

## Bedroom One 12' 0" x 14' 1" (3.65m x 4.29m)

A spacious double bedroom having a radiator and double glazed window to the front elevation.



## Bedroom Two 12' 11" x 8' 7" (3.94m x 2.62m)

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

## Bathroom 9' 7" x 7' 7" (2.93m x 2.30m)

Having a white suite comprising of a close coupled WC, walk in mains fed shower with glazed shower screen, wash hand basin and vanity unit with chrome mixer tap and cupboard beneath. Part tiled walls, tiled flooring, panelled radiator and double glazed window to the side elevation.



## Cellar

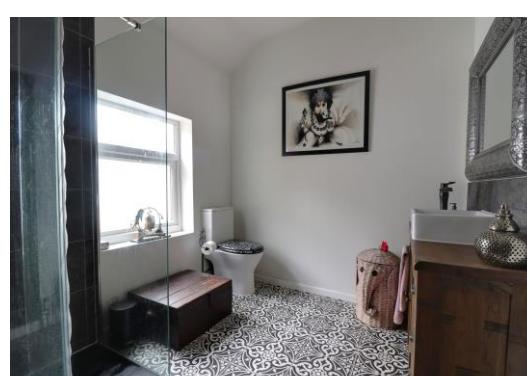
Having brick stairs leading from the kitchen down to a large cellar with power and lighting.

## Outside - Rear

Enclosed by a half bricked wall and half wooden fence panelling having a porcelain paved seating area that leads onto a lawned garden and additional paved seating area located at the rear of the garden.

## 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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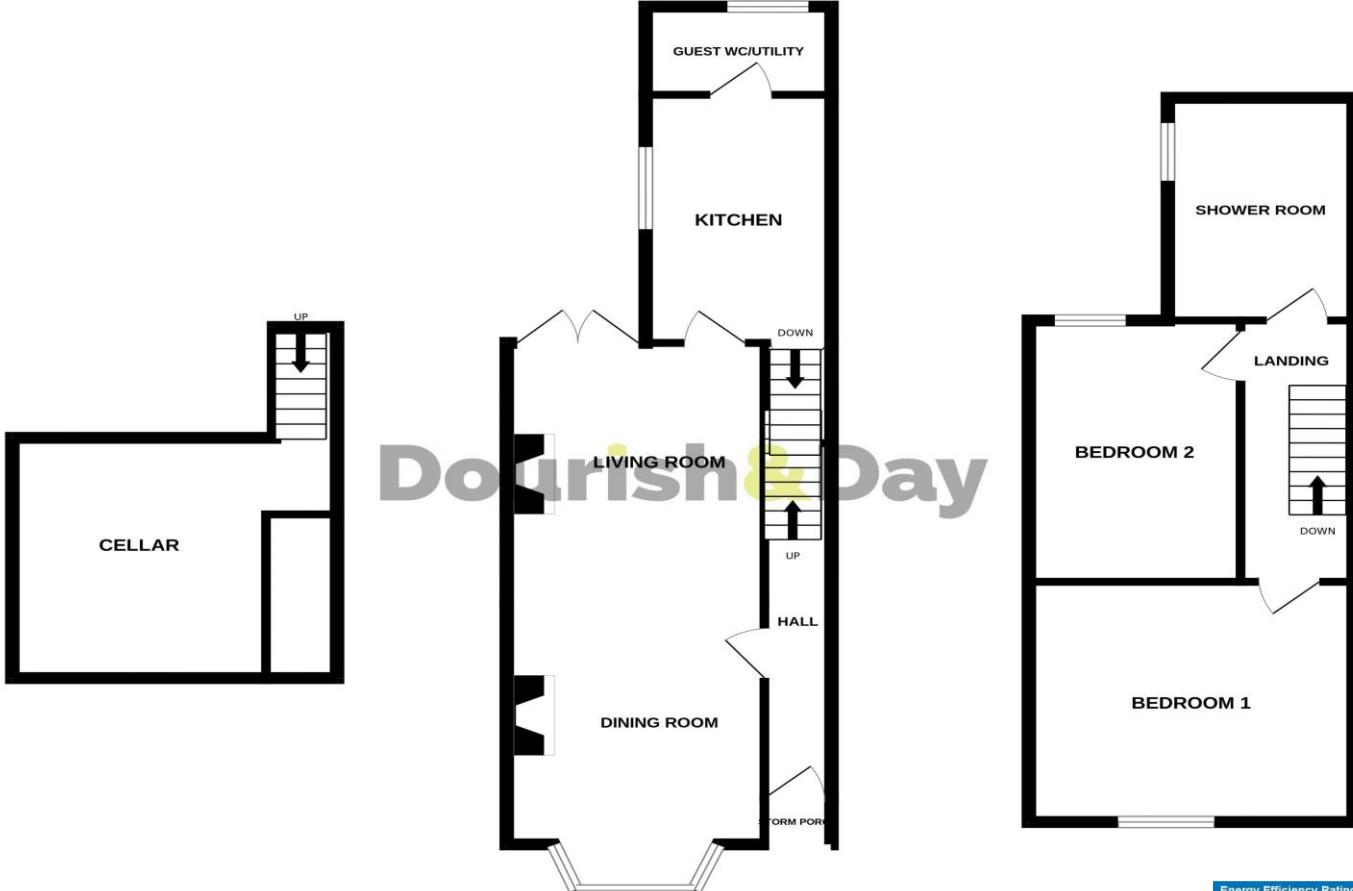
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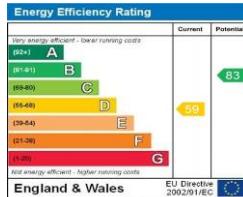
CELLAR

GROUND FLOOR

1ST FLOOR



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