




Offers Over £245,000

 **TENURE:** Freehold

 **EPC RATING:** D

 **COUNCIL TAX BAND:** C

Stafford

Eastlands
Stafford Staffordshire



Take a look at this fantastic and deceptively spacious 1930's semi detached property! situated in a well regarded and convenient location having excellent amenities, schooling and commuter links all on your doorstep.

Internally the accommodation comprises of an entrance hallway, living room, double glazed conservatory, good sized dining room and fitted kitchen. To the first floor there are three bedrooms and a refitted family bathroom. Externally the property enjoys ample off road parking, detached single garage and a good sized, well stocked rear garden with a substantial paved seating area.

- Superb 3 Bedroom 1930's Semi Detached
- Ample Off Road Parking & Detached Garage
- Living Room & Dining Room
- Conservatory & Fitted Kitchen
- Good Sized Rear Garden & Seating Area
- Close To Stafford Town Centre & Amenities

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Porch

Accessed through double glazed double doors into the entrance porch, having an original 1930's stained glass & lead detail door leading through into the entrance hallway.

Entrance Hallway

Having stairs off, rising to the first floor landing & accommodation with useful understairs storage, wood flooring & radiator.

Living Room 12' 7" x 11' 6" (3.84m x 3.51m)

Having a quartz fire surround with matching inset & hearth housing a coal effect gas fire, wood flooring, ceiling coving, radiator, and a double glazed sliding door leading through into the conservatory.

Conservatory 9' 8" x 7' 10" (2.95m x 2.40m)

Having wood effect flooring, and double glazed windows and double glazed doors leading out to the rear garden.

Dining Room 13' 1" x 11' 6" (4.0m x 3.51m) measured into bay window recess

A spacious dining room, having wood flooring, ceiling coving, radiator, and a double glazed bay window to the front elevation.



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Kitchen 22' 10" x 7' 6" (6.95m x 2.28m)

A substantial galley kitchen fitted with a matching range of wall, base & drawer units with fitted wood work surfaces over incorporating an inset 1.5 bowl ceramic sink/drainers with chrome mixer tap, and having spaces & plumbing for kitchen appliances. The kitchen also benefits from having bevelled edge ceramic splashback tiling to the walls, ceramic tiled flooring, a radiator, inset ceiling downlighting throughout, two skylight windows to two elevations, double glazed door to the side elevation, and a double glazed window to the rear elevation.

First Floor Landing

Having a double glazed window to the side elevation, and access to the loft space.

Bedroom One 12' 9" x 8' 7" (3.88m x 2.62m)

Having built-in wardrobes, radiator, and a double glazed window to the front elevation.

Bedroom Two 10' 8" x 11' 7" (3.25m x 3.53m)

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

Bedroom Three 8' 5" x 7' 2" (2.57m x 2.18m)

Having a double glazed window to the front elevation & radiator.

Bathroom 6' 11" x 5' 10" (2.12m x 1.79m)

Fitted with a modern white suite comprising of a panelled bath with a contemporary style chrome mixer tap with shower attachment, a wash hand basin set into top with chrome mixer tap over & storage beneath, and a low-level WC. The bathroom also benefits from having wood effect laminate flooring, ceramic tiled walls, radiator, and a double glazed window to the rear elevation.

Externally

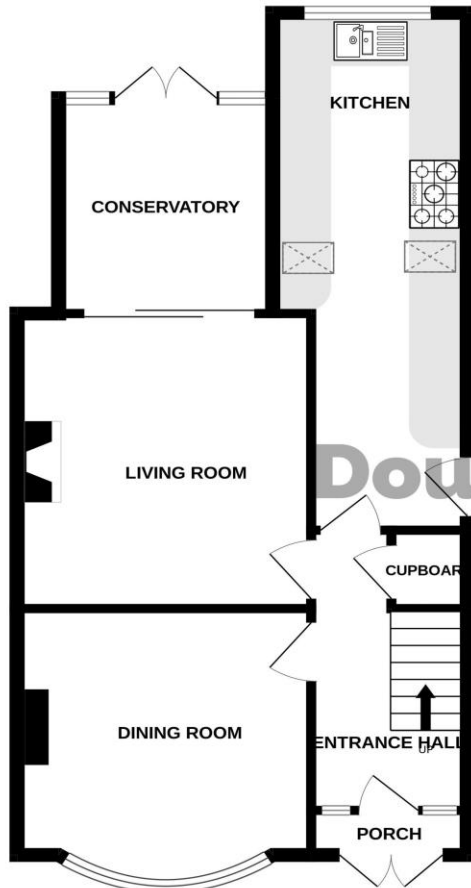
The property is approached over a double width asphalt driveway with wrought iron double gated access. The driveway provides off-street vehicle parking and access to the the garage and front entrance porch. A further gate provides access to the large & beautifully maintained private rear garden being laid mainly to lawn with deep well stocked beds and a variety of established plants, trees & shrubs. The rear garden also features a large patio seating area, a central pathway, and includes two garden sheds.

Detached Garage

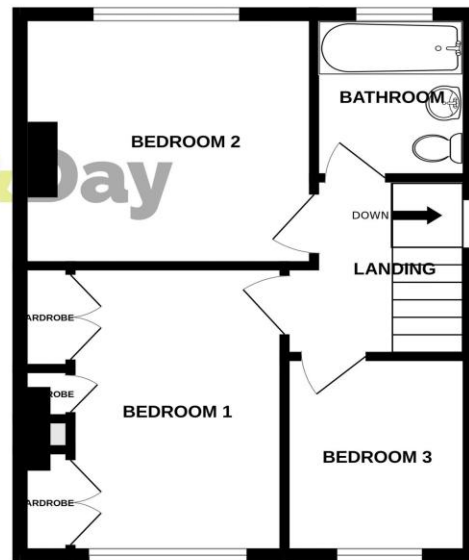
A single detached garage having an up and over garage door to the front elevation, a further glazed pedestrian access door to the side elevation, and benefitting from having both power & lighting installed.



GROUND FLOOR

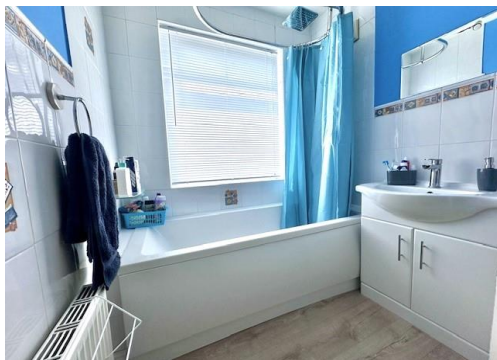


1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	
38-54	E		
21-38	F		
1-20	G		

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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