

£150,000

KEY TENURE: **Freehold**

EPC RATING: **TBC**

COUNCIL TAX BAND: **B**

Stafford

Eccleshall Road
Stafford Staffordshire ST16



Attention First-Time Buyers! This charming two-bedroom, end terrace home is ready for you to make it your own.

Situated on the sought-after Eccleshall Road, you are just a short distance from Stafford town centre, you'll have access to a wide range of shops, cafés, restaurants, and essential amenities—all within easy reach. For commuters, the property is ideally located, with easy access to the mainline train station, M6 Junction 14, and A34. Families will appreciate the proximity to local schools and a nearby gym, making it a practical choice for all. Competitively priced and full of potential, this home won't be available for long. Don't miss out—call us today to arrange your viewing!

- Two Bedroom End Terrace House
- Perfect For First Time Buyers & Investors
- Popular Location Close To Stafford Town Centre
- Substantial Loft Room
- Enclosed Rear Garden
- No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Introduction

The property features an entrance hallway, dining room, comfortable living room, and kitchen. Upstairs, you'll find two double bedrooms and a family bathroom. Additionally, there is a versatile loft room, that could have a variety of uses. The property also benefits from a cellar, providing ample storage space.

Entrance Hallway

Dining Room

Living Room

Kitchen



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First Floor Landing

Bedroom One

Bedroom Two

Family Bathroom

Loft Room

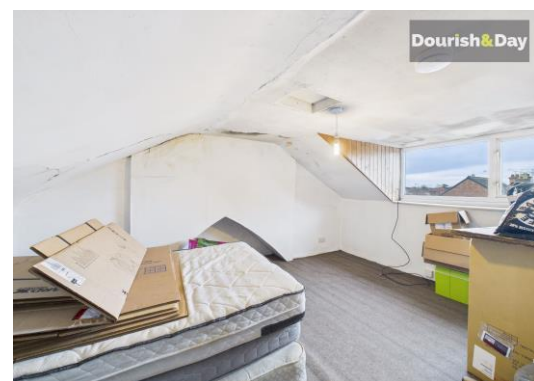
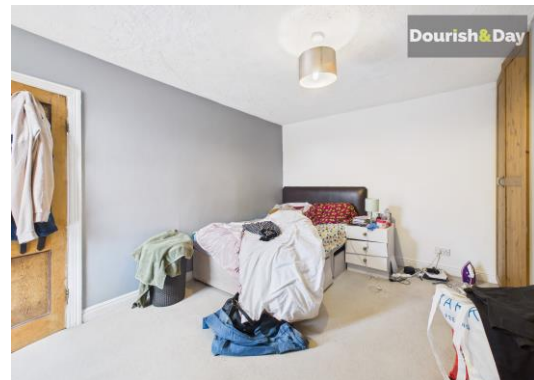
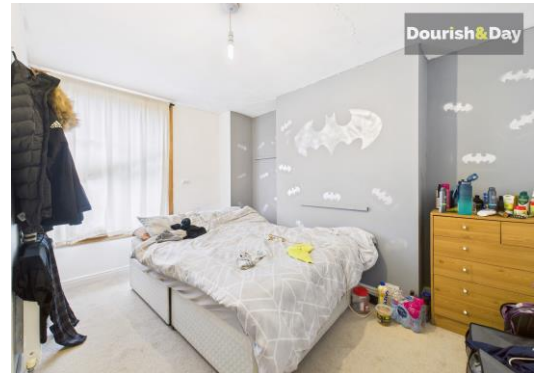
Cellar

Externally

The front of the property boasts a gated, low-maintenance paved forecourt, offering both practicality and curb appeal. At the rear, the garden is similarly paved for easy upkeep and includes gated access to Izaak Walton Street for added convenience.

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.

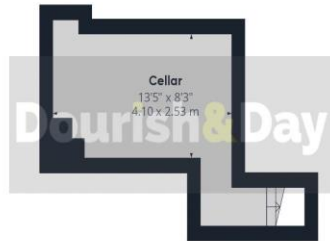


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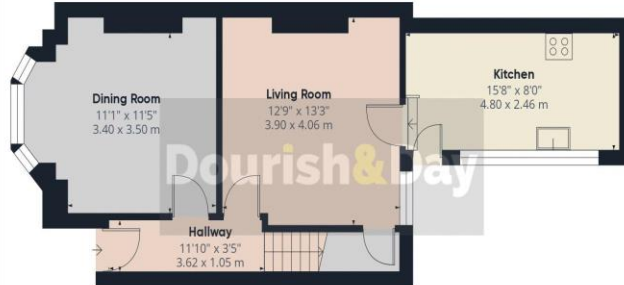
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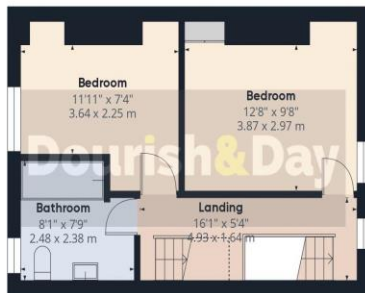
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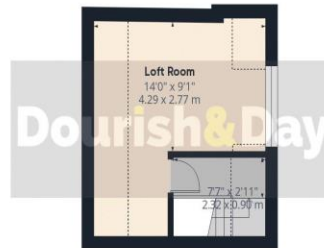
Floor -1



Floor 0



Floor 1



Floor 2

Energy Efficiency Rating		
Very energy efficient - lowest running costs		Current
A	(91-100)	
B	(81-90)	
C	(71-80)	
D	(61-70)	
E	(51-60)	
F	(41-50)	
G	(31-40)	
Not energy efficient - higher running costs		
England, Scotland & Wales		

Approximate total area⁽¹⁾

1210.5 ft²

112.46 m²

Reduced headroom

69.97 ft²

6.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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