

First Avenue  
Stafford, ST16 1PT



An exciting opportunity for both first time buyers and investors to purchase this semi-detached family home situated within a popular area within Stafford and is offered to the market with no onward chain.

£175,000



John German

Situated on First Avenue in the county town of Stafford is this three bedroomed semi-detached family home offered to the market with no onward chain and is located in a popular yet convenient location towards the North end of Stafford. The property is ideally situated within easy reach of the town centre, A34 and junction 14 of the M6 which provides direct access into the national motorway network. Stafford also has its own intercity railway station which provides regular services to destinations such as London Euston taking approx. 1 hour 20 minutes. For local schooling, this property falls into the catchment area for Tillington Manor Primary School and Sir Graham Balfour High School. This property will be sure to attract high levels of interest ranging from first time buyers to investors and should you wish to rent this property, we would estimate a monthly rental of £725 per calendar month.

The property in brief comprises entrance door opening into the hallway with laminate effect flooring and carpeted stairs rise to the first floor landing, doors off into the two reception rooms and an opening into the kitchen.

The two reception rooms are both versatile spaces with the front room previously used as the lounge, has laminate wooden effect flooring, electric fire, ceiling light point and a large bay window to the front aspect.

The other reception room which was previously used as a dining room, has laminate wooden effect flooring, ceiling light point and a large bay window to the rear.

The kitchen is fitted with a range of matching wall and base units with tiled splashbacks, integral oven with electric hob and extractor hood over and space for an undercounter fridge and washing machine. There is a window to the rear aspect and door to the side leading to the garden.

Upstairs there are three bedrooms, two of which are generous doubles and one smaller single bedroom, ideal as a home office or study.

The family bathroom comprises low level WC, wash hand basin, panelled bath with mains shower over and a window to the rear aspect.

Outside to the front of the property is a part slabbed/part gravelled driveway providing parking for two vehicles and to the rear of the property is an enclosed garden with large lawned garden, pathway and both greenhouse and garden shed.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/25112022

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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