

Eccleshall Road

Stafford, , ST16 1HS



Offered to the market with no upward chain is this traditional two bedroom terraced family home ideal as a first-time purchase or investment buy.

£160,000

John German

An exciting opportunity to purchase this two bedroom property, which is an ideal first-time buyer property or even investment purchase given its ideally situated in a sought after location, conveniently positioned for the town centre and easy access to Junction 14 of the M6 which provides direct access into the national motorway network and M6 Toll. Stafford has an intercity railway station offering regular services to London Euston, some of which take approx. one hour and twenty minutes. Stafford town centre is home to a range of supermarkets, high street shops, bars and restaurants along with further amenities and leisure facilities.

Internally the property comprises of uPVC entrance door opening into the hallway with laminate wooden effect flooring, doors off into the separate living & dining rooms and carpeted stairs rising to the 1st floor landing.

The front reception room is an ideal dining room with laminate wooden effect, UPVC double glazed bay window to the front aspect, chimney breast housing a gas fire and a ceiling light point.

The 2nd reception room is currently utilised as a living room and has laminate wooden effect flooring, ceiling light point, uPVC double glazed window to the rear aspect, useful understairs

storage cupboard and a door leading into the kitchen which has a matching range of wall and base units with laminate worksurfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, space for several freestanding appliances, tiled flooring, uPVC double glazed window to the side aspect and a door leading out to the rear garden.

Upstairs there are two generously sized double bedrooms, family bathroom and stairs rising to a further loft space.

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.gov.uk/government/organisations/environment-agency

Our Ref: JGA15082023

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



Agents' Notes

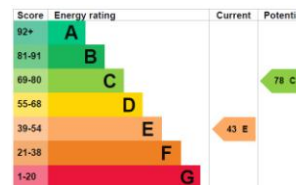
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

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