



A spacious and characterful Edwardian style semi detached house with many original features and great potential to personalise. Fabulous long rear garden, perfect for young families.

£265,000



A substantial and solidly built Edwardian style semi detached house with excellent sized rooms that have high ceilings and real character throughout. Much larger than the average three bedroomed semi detached house, this property will make an excellent long term family home that offers much exciting potential.

The house is predominantly double glazed throughout and has thermostatically controlled Fischer electric radiators, together with three woodburning stoves. The front main storm porch and entrance door lead into the large and spacious reception hall with ceiling cornice, archway and panelled doors to all rooms, and stairs leading to the first floor.

Leading off the hall is a useful two piece guest cloakroom that also has plumbing for a washing machine.

There are two main reception rooms and an original breakfast room that has now been made open plan to the kitchen.

The front facing lounge has an elegant bay window, high level cornice ceiling, fireplace with log burning stove and an oak floor.

The separate dining room has a pine boarded floor, windows to the rear and side, and timber fireplace with log burner.

The large open plan breakfast kitchen has a timber and tiled floor, log burning stove, three large side windows and a door to the garden, and a fitted range of white base, wall and drawer units with contrasting worktops and splashback tiling. Appliance spaces for a cooker and fridge, dishwasher to be included in the sale.

The large spacious first floor landing gives access to the three double bedrooms and bathroom. The master bedroom is a fabulous sized front facing room with three windows and a range of wardrobes to be included.

Bedrooms two and three are both double sized rear facing rooms and all bedrooms are conveniently placed for access to the three piece fitted bathroom with a traditional white and chrome suite and partial tiling.

Outside, a neat and well maintained front garden and pathway with walled and hedged front boundary, and gated side entrance.

The rear garden is of generous traditional size and offers a mixture of lawned and shrubbery borders, hard paved pathways, fenced boundaries, brick built store adjoining the house, aluminium greenhouse and a potential vegetable garden area.

Agents note: There is no gas to the property, heating is provided by Fischer thermostatic radiators and log burning stoves. Hot water is provided by electric boiler positioned in the loft space.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric radiators

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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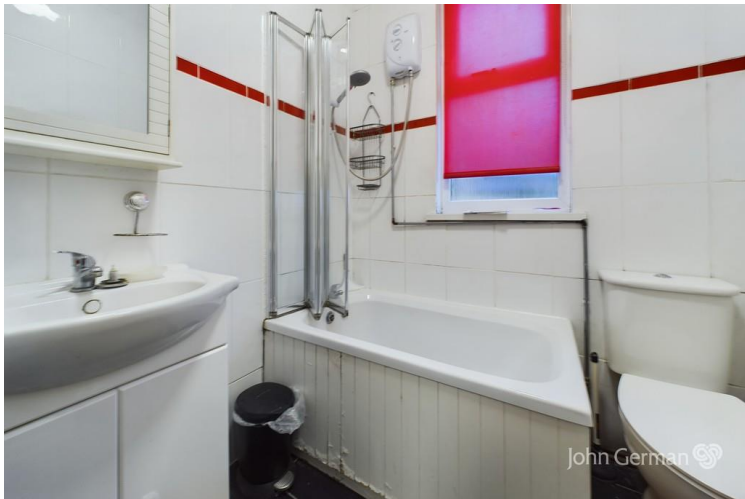
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA16122024

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