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Call 01785 256100 to arrange a viewing

£189,950



243 Doxey
Stafford ST16 1EE

Property Description

A spacious semi detached Edwardian family home with high ceilings and benefiting from many original features. With properties on this particular row not becoming available very often, this is a rare opportunity to buy one of these lovely traditional homes.

Ideally located a short distance from Stafford Town Centre and its mainline railway station with open countryside within walking distance.

In brief, the property comprises: entrance hallway, two reception rooms, kitchen, ground floor WC and utility room. On the first floor: two double bedrooms and large bathroom. A large attic with opportunities for loft conversion (subject to permissions) and a half cellar ideal for storage.

Features

- Traditional & Spacious Semi

Detached House

- High Ceilings & Other Original

Features

- Lounge With Open Fireplace

- Dining Room With Open Fireplace

- Kitchen, Utility Area & Guest

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GROUND FLOOR

Composite high security door leading into :-

Entrance Hall

Radiator, power points, ceiling light point, decorative archways, stairs to first floor landing, pine doors to lounge and dining room, Minton tiled flooring (under carpet).



Lounge 3.54m (11' 7") not into bay x 3.25m (10' 8")

Wooden double glazed walk in bay window to front, double radiator, multiple power points, ceiling light point, decorative coving, feature open fireplace with tile hearth and surround, picture rail, TV point, telephone point, virgin media point, tall pine skirting.



Dining Room 3.46m (11' 4") x 3.25m (10' 8")

Quarry tiled flooring (under carpet), wooden sash secondary double glazed window to rear, tall skirting, picture rail, ceiling light point, multiple power points, radiator, telephone point, feature open fireplace with wood surround and tile hearth and back, original fitted display cabinet, original pine door leading into :-



Kitchen 2.74m (9' 0") x 2.55m (8' 4")

Two double glazed windows to side, fitted wall and base units in a pine shaker style finish and including a range of cupboards and drawers, space for appliance, radiator, tiled flooring, work surface over, inset stainless steel sink and drainer, space for cooker, extractor hood over, tile splash back, multiple power points, ceiling light point, doors to cellar and utility area.



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Utility Area

Double glazed window to rear garden, tall skirting, ceiling light point, counter top, inset stainless steel sink and drainer, cupboard under, shelves above, space and plumbing under for washing machine, tiled flooring, radiator, door leading into guest WC and composite high security glazed door to rear garden.



Guest WC

Opaque double glazed window to rear, tiled flooring, close coupled WC, ceiling light point.



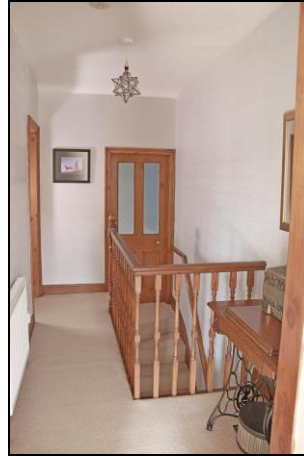
Cellar

Lighting and space for storage

FIRST FLOOR

Landing

Original pine doors to two bedrooms, original glazed pine door to bathroom, ceiling light point, hatch to boarded loft with fitted loft ladder, radiator, power point.



Bedroom 1 4.22m (13' 10") x 3.30m (10' 10")

Large double bedroom. Wooden sash windows with secondary double glazing to front, radiator, stripped original pine flooring, ceiling light point, multiple power points, two built in wardrobes with bifold doors, ample space for bedroom furniture.



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Bedroom 2 3.70m (12' 2") x 2.35m (7' 9")

Good sized double room. Wooden sash window to rear, radiator, stripped original pine flooring, ceiling light point, multiple power points, decorative open cast fireplace, ample space for bedroom furniture.



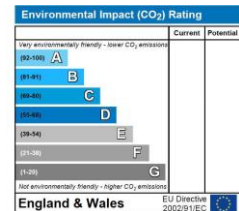
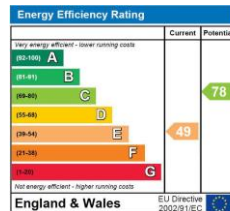
Bathroom 2.74m (9' 0") x 2.54m (8' 4")

Stripped original pine flooring, opaque double glazed window to side, panel bath with fitted glass shower screen, wall mounted shower system over, pedestal wash hand basin, low level WC, part tiled walls, extractor, ceiling light point, door to storage cupboard, cupboard housing Baxi gas combination boiler.



OUTSIDE

To the front :- driveway with room for multi vehicle off road parking, slate chip border with mature shrubs, wrought iron double gate. To the rear :- large mature garden with paved seating area. Partially timber panel fenced, gate to shared (with one neighbour) alleyway, paved patio, area of lawn, borders of mature trees, shrubs, and planting, picket fence with gate leading to rear section of garden ideal for a vegetable patch and space for shed, mature trees.



Services: Please note, no tests have been made on services, equipment or fittings. Purchasers are advised to satisfy themselves as to their availability and condition.

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

No responsibility is taken for any error omission or misunderstanding.

Viewing strictly by appointment.