

4 Friars Terrace



£170,000

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****No Upward Chain****

A beautifully presented, spacious two bedroom terraced property which is ideally positioned close to Stafford Town Centre. Two good sized reception rooms, a modern fitted kitchen, utility room and guest WC combine well to complete a wonderful ground floor. At basement level there is a spacious cellar. To the first floor, two good sized bedrooms and a lovely bathroom with separate shower cubicle and a roll top bath complete the first floor. Outside, a small fore garden to the front. To the rear, a wonderfully long garden with lawn and mature shrubs and trees and two patio areas. There is access

GROUND FLOOR

UPVC double glazed door leading into :-

Entrance Hall

Quarry tiled flooring, radiator, ceiling light point, high skirting, pine doors leading into dining room and lounge, stairs to first floor landing.

Dining Room 3.64m (11' 11") x 3.58m (11' 9")

UPVC double glazed window to front, stripped pine flooring, radiator, multiple power points, ceiling light point, TV point, feature black cast fireplace with slate tile hearth and mantle, original built in cupboards.

Lounge 4.84m (15' 11") x 3.43m (11' 3")

Feature chimney breast (which could be opened back up for an open fire), pine door to stairs to cellar, multiple power points, ceiling light point, UPVC double glazed door with side panel window to rear garden, opening into :-

Kitchen 2.66m (8' 9") x 2.18m (7' 2")

UPVC double glazed window to side, range of matching base units in a high gloss finish, work surface over, inset stainless steel one and a half bowl sink and drainer with swan neck mixer tap, inset four ring induction hob with stainless steel splashback and extractor hood and chimney over, ceiling light point, multiple power points, tile effect flooring, opening into :-

Utility Room 2.42m (7' 11") x 2.29m (7' 6")

UPVC double glazed window to side, wall mounted Worcester gas combination boiler, space and plumbing for washing machine and tumble dryer, tile effect flooring, multiple power points, ceiling light point, radiator, opening into :-

Rear Lobby

UPVC double glazed window to rear, door to rear garden, ceiling light point, radiator, pine door leading into :-

Guest WC

UPVC double glazed opaque window to rear, low level WC, corner wash hand basin, tile effect flooring, ceiling light point.

FIRST FLOOR

Landing

Pine doors to two bedrooms and bathroom, two ceiling light



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

points.

Bedroom 1 4.84m (15' 11") x 3.61m (11' 10")

Two UPVC double glazed windows to front, multiple power points, two ceiling light points, decorative black cast iron fireplace, radiator, ample space for bedroom furniture.

Bedroom 2 3.68m (12' 1") x 2.42m (7' 11")

UPVC double glazed window to rear, multiple power points, radiator, ceiling light point.

Bathroom 2.81m (9' 3") x 2.37m (7' 9")

UPVC double glazed opaque window to rear, stand alone claw foot bath with mixer filler and diverter to hand held shower head, close coupled WC, fully tiled shower cubicle with wall mounted shower system over, pedestal wash hand basin, recessed ceiling lights, tile effect flooring, radiator.

Cellar

Power and lighting.

OUTSIDE

To the front :- Walled fore-garden with timber pedestrian gate access, tiled paving, decorative slate chips, slate steps leading up to front door.

To the rear :- fully enclosed by timber panel fencing, outside water tap, block paved patio, decorative circular patio area, area of lawn, border of shrubs and mature trees, block paved path to rear of garden, gate to shared walkway giving access to private parking spaces.

Private Parking

This property benefits from private parking for two vehicles.

