



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM TERRACED FOR SALE - £135,000

COUNTY ROAD, STAFFORD, STAFFORDSHIRE, ST16 2PU



KEY FEATURES

• TOWN CENTRE LOCATION • SPACIOUS LOUNGE • MODERN KITCHEN AND BATHROOM • GAS CENTRAL HEATING AND DOUBLE GLAZING • NEUTRAL DECOR THROUGHOUT • REAR COURTYARD • SHORT STROLL TO CENTRE OF TOWN • WALKING DISTANCE OF RAILWAY STATION.

DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Two Bedroom refurbished property, just a short stroll from the centre of the County Town of Stafford. The property offers an ideal opportunity for a first-time buyer or an investor.

The property briefly comprises a Lounge, Kitchen with stairs rising to the floor above, small inner hallway and Family Bathroom on the Ground Floor and Two Double Bedrooms on the First Floor.

The property is located to the north of the town and is within walking distance of a variety of shops including some large supermarkets, the leisure centre, cinema, bowling alley and the railway station with direct lines to Manchester, Birmingham and London. There is easy access to the Motorway Network via the A449 to Junction 13. (South) or A34 Junction 14 (North).

Council Tax Band A

You can view the virtual tour of this lovely property on our website, rightmove or on the internet by typing the following link into your subject bar:

<https://my.360picture.uk/tour/7-county-road>

LOCATION

From Market Square in the middle of Stafford walk north down Greengate Street into Gaol gate Street, over the traffic island onto Gaol Road and you will find County Road on the left.

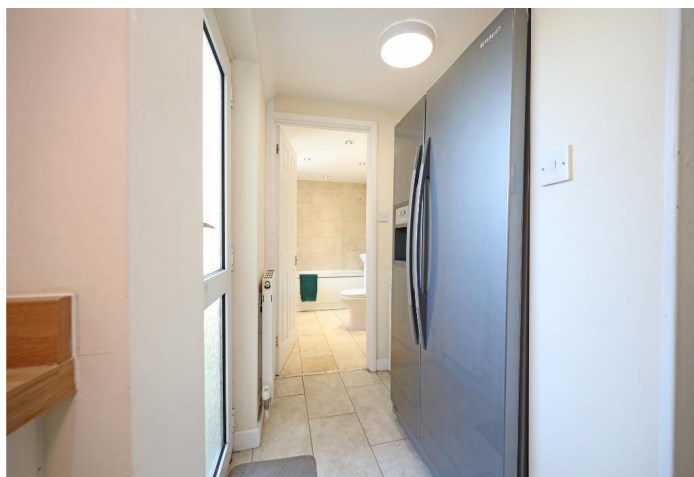
GROUND FLOOR

Lounge - 13' 6" x 11' 2" (4.13m x 3.41m) The property is entered via the black hard wood front door into a welcoming Lounge, with a neutral decor, white ceiling with central light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, a feature fireplace with an oak mantle, the marble effect back and hearth is fitted with integrated gas fire, a built in cupboard to the side of the fireplace and neutral fitted carpet.

Kitchen - 12' 5" x 9' 4" (3.81m x 2.87m) The modern upgraded kitchen has a neutral decor with tiled splash backs, a white ceiling with recessed spotlights, a double glazed window to the rear aspect, a built-in under-stair cupboard, a door into the lounge and neutral porcelain floor tiles. There is a selection of high gloss wall and base units with wood effect countertops inset with a stainless steel sink, drainer and a mixer-tap, A "range" style cooker has been set within the old chimney breast. there is a wall mounted central heating radiator and a door into the lounge. The stairs rise to the Landing above.

Inner Hall - 5' 11" x 5' 6" (1.81m x 1.69m) Through an opening into an inner Hallway with decor matching the kitchen, a white ceiling with central flush light fitting, a wall mounted central heating radiator, a space for a fridge-freezer, doors opening into the bathroom and an exterior double glazed door opening onto the courtyard.

Family Bathroom - 9' 0" x 5' 6" (2.75m x 1.69m) The modern bathroom has neutral decor, with full height neutral tiling in the bathing area and a tiled splash back, a white ceiling with recessed spotlights, a double glazed window with obscured glass and porcelain floor tiles. The white bathroom suite comprises a bath with shower above, a pedestal wash hand basin, low-level close coupled WC with push button flush and a wall mounted heated towel rail/radiator.



STONE

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FIRST FLOOR

Stairs & Landing - The stairs rise to a small landing with neutral decor and white ceiling and having doors leading into the two bedrooms.

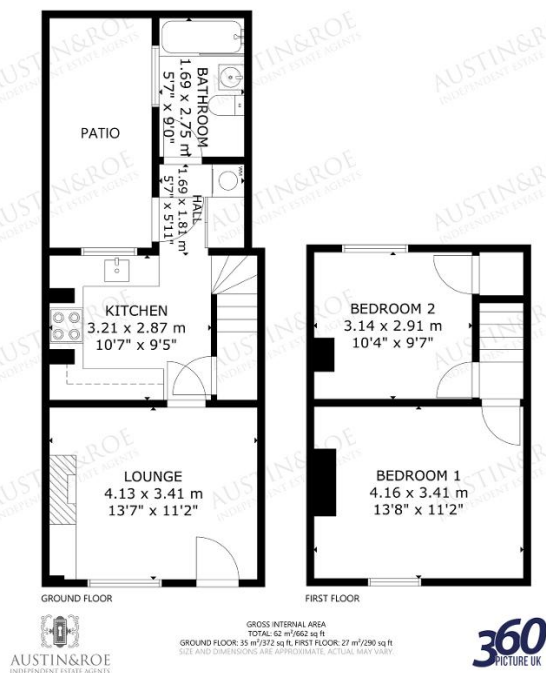
First Bedroom - *13' 7" x 11' 2" (4.16m x 3.41m)* The First Bedroom has neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and neutral fitted carpet.

Second Bedroom - *10' 3" x 9' 6" (3.14m x 2.91m)* The Second Bedroom has neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and neutral fitted carpet.

EXTERIOR

Outside Areas - At the front of the property is a small wall, a gravelled area and a pathway to the front door. To the rear of the property is a fully enclosed paved courtyard. Parking is on the street at the front of the property





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

