



£220,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

Haughton Stafford

Newport Road Haughton
Stafford Staffordshire



Uncover your dream home nestled in the scenic village of Haughton! This three-bedroom townhouse offers an ample space and internally comprises of a well-appointed kitchen, inviting living room, and convenient guest WC on the ground floor. Journey upstairs to discover two generously sized double bedrooms and a family bathroom, providing ample space for relaxation and rejuvenation. Ascend to the second floor, where the spacious master bedroom awaits, complete with its own ensuite for added luxury.

Outside, embrace the tranquillity of your private rear garden, ideal for alfresco dining and leisurely moments. With two allocated parking spaces, convenience meets comfort seamlessly. Whether you are taking your first step onto the property ladder or seeking a spacious abode, this home is sure to exceed your expectations. Do not hesitate—schedule your viewing today and embark on the journey to making this your forever home!

- Three Bedroom Three Story Town House
- Living/Dining Room, Kitchen & Guest WC
- Three Bedrooms With Ensuite To Master Bedroom
- Located In A Well Regarded Village
- Private Rear Garden & Two Allocated Parking Spaces
- NO UPWARD CHAIN

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hall

Being accessed through a double glazed composite door with stairs leading to the first floor, wood effect laminate floor, radiator and useful storage cupboard.

Guest WC 5' 9" x 2' 10" (1.74m x 0.86m)

Having a white suite comprising of a wash hand basin with chrome mixer tap and splashback, close coupled WC. Radiator and double glazed window to the front elevation.

Kitchen 10' 11" x 6' 11" (3.32m x 2.11m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob with cooker hood over and fridge/freezer. Wall mounted gas boiler, tiled splashbacks, tiled floor and double glazed window to the front elevation.

Living / Dining Room 17' 11" x 13' 8" (5.47m x 4.16m)

A spacious living / dining room having a gas fire set within a surround with matching hearth, space for a dining table and chairs, wood effect laminate floor, radiator and double glazed double doors giving views and access to the rear garden and two double glazed windows to the rear elevation.



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First Floor Landing

Having a radiator and stairs leading to the second floor.

Bedroom Two 11' 6" inc robes x 13' 6" (3.51m inc robes x 4.12m)

A double bedroom having fitted wardrobes with hanging rail, further shelved cupboard, two radiators and two double glazed windows to the rear elevation.

Bedroom Three 11' 0" inc robes x 13' 7" (3.36m inc robes x 4.15m)

A further double bedroom having fitted wardrobes with hanging rail, two radiators and two double glazed windows to the front elevation.

Bathroom 5' 11" x 7' 1" (1.81m x 2.16m)

Having a white suite comprising of a panelled bath with a glazed screen, chrome mixer tap and mixer shower attachment, pedestal wash basin with chrome taps and close coupled WC. Part tiled walls, tiled floor and radiator.

Second Floor

Bedroom One 19' 6" x 13' 7" (5.94m x 4.15m) - all max measurements

A spacious main bedroom having fitted wardrobes with hanging rail, access to loft space, radiator, double glazed window to the front elevation and double glazed skylight window to the rear elevation.

Ensuite Shower Room 6' 0" x 5' 8" (1.82m x 1.73m)

Having a white suite comprising of a shower cubicle with mains shower and glazed screen, pedestal wash hand basin with chrome taps and splashbacks and close coupled WC. Part tiled walls and double glazed skylight with integrated blind to the rear elevation.

Outside - Front

There is a small brick wall with metal railings and gate leading to the entrance door.

Outside - Rear

Having a paved seating area overlooking the remainder of the garden being mainly laid to lawn with a garden shed included in the sale. A pedestrian gate leads to:

Parking

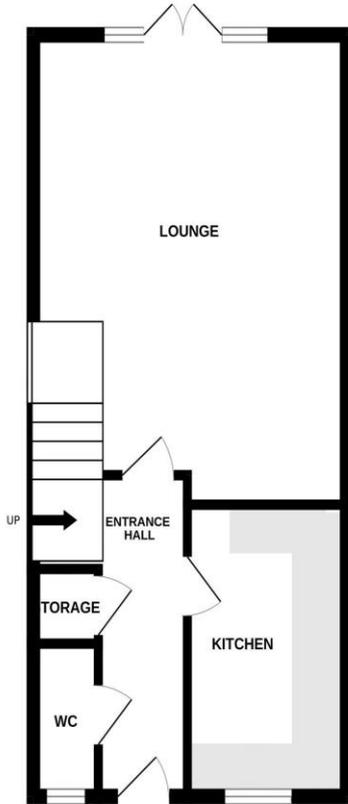
Having two allocated parking spaces located at the rear of the property.

Agents Note

We understand that there is annual maintenance charge of £180.00. This will be confirmed by Solicitors during the sale process.



GROUND FLOOR



1ST FLOOR



ROOM IN THE ROOF



Dourish & Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	87 B

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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