



£240,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **D**

Western Downs Stafford

Danby Crest Western Downs
Stafford Staffordshire



Four bedroom detached properties in this price range are rare to come by, especially in such a great location! this property does require modernisation but offers the new owner excellent potential to create a fantastic family home. Situated at the end of a small, well regarded cul-de-sac within Western Downs, only a short drive into Stafford Town Centre's array of shops, amenities and mainline railway station for the daily commuter.

Internally, the accommodation comprises of an entrance hallway, good sized living room, kitchen, dining room, guest W.C and double glazed conservatory. To the first floor there are four bedrooms and a family shower room. Externally the property sits at the end of the cul-de-sac and enjoys ample parking, carport, single garage and a private rear garden. This property is being offered with No Upward Chain.

- Four Bedroom Detached Property
- Living Room, Dining Room & Kitchen
- Guest W.C & Double Glazed Conservatory
- Driveway, Car Port & Single Garage
- Modernisation Required, No Upward Chain
- Well Regarded Cul-De-Sac Location

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Entrance Hallway

Accessed through a double glazed composite entrance door to the front elevation, and having stairs off, rising to the first floor landing & accommodation, radiator, and internal door(s) off, providing access to;

Guest WC

Fitted with a white suite comprising of a low-level WC, and a corner wash hand basin with chrome mixer tap over & storage beneath. In addition, there is part-ceramic tiled walls, ceramic tiled flooring, radiator, and window to the side elevation.

Lounge 11' 9" x 17' 0" (3.57m x 5.18m)

A spacious lounge, featuring 1930's windows with stained glass & lead detail, fitted book shelving, a coal effect gas fire on a quarry tiled hearth, a double radiator & a bay window to the front elevation.

Kitchen 8' 2" x 12' 9" (2.49m x 3.88m)

Having a worktop incorporating an inset stainless steel circular sink with mixer tap over, a 4-ring gas hob, base units with space & plumbing for appliances. There is an integrated eye-level oven/grill, radiator, wood effect flooring, a window to the rear elevation & opening into the dining room. There is a further double glazed door to the side elevation.



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Dining Room 8' 2" x 11' 5" (2.48m x 3.49m)

Having a radiator & double glazed patio doors to the conservatory.

Conservatory 7' 10" x 11' 7" (2.38m x 3.54m)

A double glazed conservatory, having quarry tiled flooring, and double doors leading out to the rear garden.

First Floor Landing

Having access to the loft space, a built-in cupboard housing a wall mounted gas central heating boiler, and internal doors off, providing access to;

Bedroom One 8' 7" x 14' 7" (2.62m x 4.45m)

A double bedroom, having built-in double wardrobes with sliding doors, and a double glazed window to the front elevation.

Bedroom Two 11' 7" x 9' 9" (3.54m x 2.96m)

A second double bedroom, having a double glazed window to the front elevation & radiator.

Bedroom Three 8' 8" x 7' 11" (2.63m x 2.41m)

Having a window to the rear elevation & radiator.

Bedroom Four 9' 1" x 7' 4" (2.76m x 2.23m)

Having a window to the rear elevation & radiator.

Shower Room 5' 7" x 6' 4" (1.69m x 1.92m)

Comprising of a ceramic tiled shower cubicle housing a mains-fed shower, a pedestal wash hand basin & low-level WC. In addition, there is a window to the rear elevation & radiator.

Outside

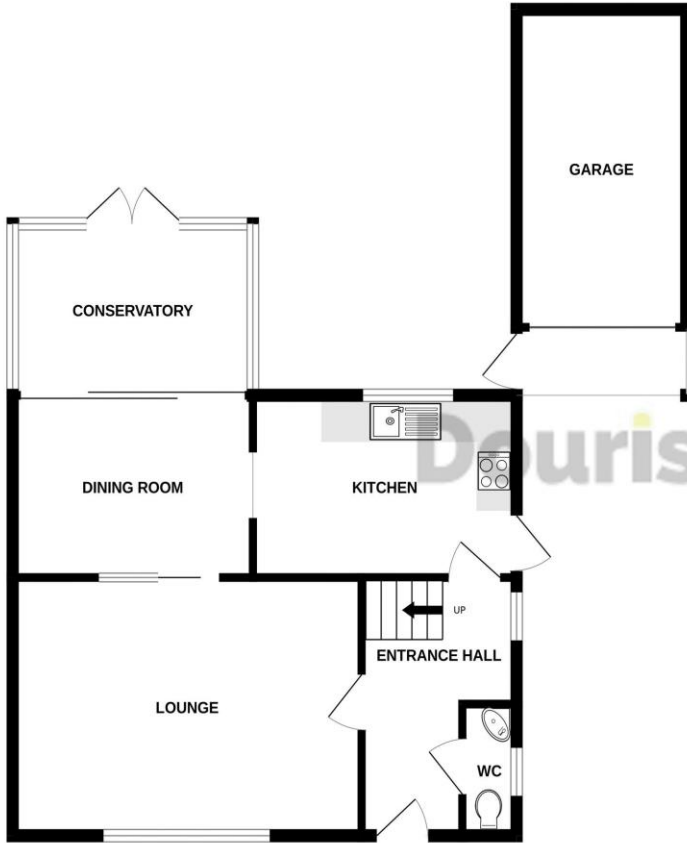
The property sits at the end of a cul-de-sac on a end plot approached via a sweeping driveway with a good sized lawned front garden area. The driveway continues to the side of the property via wrought iron double gates leading to a carport & a single garage. Secure gated access to the side leads to the low-maintenance rear garden being mainly paved & gravelled.

Garage

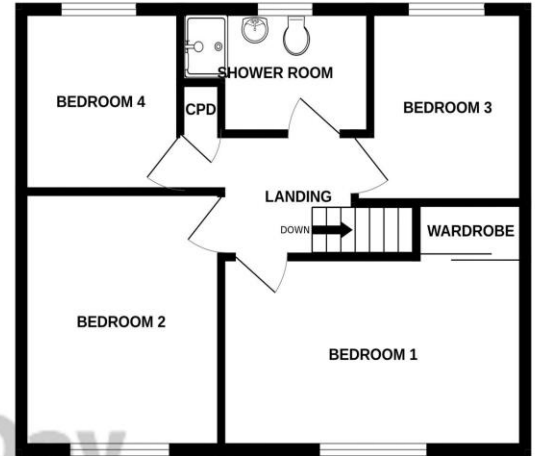
A single garage having an up and over garage door to the front elevation, and benefitting from having both power & lighting installed. Measurements: TBA



GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.

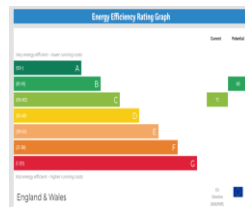


1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 sq.m.) approx.

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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