



£190,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

## Stafford

Crooked Bridge Road  
Stafford Staffordshire



**STOP PRESS! STOP PRESS! We've got some very exciting news for you... we've got a fantastic property to offer you. A three-bedroom 3 storey traditional town house positioned just a few minutes' walk to Stafford town centre.**

Internally, this home comprises of a living room with cast iron stove, a modern kitchen/dining room, rear lobby and ground floor bathroom. Heading up to the first floor you will find the principal bedroom with built in wardrobes the contemporary fitted family bathroom. Meanwhile on the top floor there are two further bedrooms. Externally, this home has a small courtyard front garden a low maintenance rear garden and a detached single garage accessed from a rear service road. We believe it's the perfect property for any first-time buyers, or buyers looking for the next step up the ladder. As I said, this is exciting news that is certain to make the front pages, so don't hang about, call us to arrange your viewing today!

- Traditional Three Storey Town House
- Living Room With Cast Iron Stove
- Kitchen/Diner & Ground Floor Bathroom
- Three Bedrooms & Second Family Bathroom
- Low Maintenance Rear Garden & Rear Detached Garage
- Walking Distance To Stafford Town Centre

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk





**Living Room** 11' 11" x 14' 1" (3.62m x 4.30m)

Accessed directly from the front of the property through a double glazed entrance door and featuring a cast-iron log stove with wood mantel over, wood flooring, a double glazed window to the front elevation and access to the stairs rising to the first floor accommodation.

**Kitchen/Dining Room** 10' 1" x 11' 1" (3.08m x 3.39m)

Fitted with a modern matching range of wall, base & drawer units with fitted work surfaces incorporating a 1.5 bowl sink/drainers with chrome mixer tap, and appliances which include an integrated oven & hob with hood above. The room also features recessed downlights, wood effect flooring, radiator, and a double glazed window to the rear elevation.

**Lobby** 2' 9" x 6' 1" (0.84m x 1.85m)

Having wood effect flooring & double glazed side door.

**Ground Floor Bathroom** 6' 3" x 5' 6" (1.90m x 1.67m)

Fitted with a white suite comprising of a low-level WC, pedestal wash basin with mixer tap, and a P-shaped panelled bath with mixer tap & electric shower over. The room also benefits from having tiled flooring, radiator and a double glazed window to the side elevation.



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## First Floor Landing

Having stairs rising up to the second floor and radiator.

### Bedroom One 11' 10" x 12' 0" (3.60m x 3.66m)

A large double bedroom with built-in wardrobes to one wall, a radiator and double glazed window to the front elevation.

### Bathroom 9' 11" x 8' 6" (3.01m x 2.58m)

Fitted with a suite which includes a WC, a pedestal wash basin with mixer tap, a tiled shower cubicle with mains shower, and a freestanding roll top bath fitted with a mixer tap & shower attachment. The room also has a built-in cupboard housing a gas central heating boiler, recessed downlights, tiled flooring, radiator and a double glazed window to the rear elevation.

## Second Floor Landing

Having a skylight window to the rear elevation.

### Bedroom Two 9' 0" x 14' 3" (2.74m x 4.35m) maximum measurements

A double bedroom with a radiator and a double glazed window to the front elevation.

### Bedroom Three 10' 2" x 7' 1" (3.10m x 2.17m) maximum measurements with restricted head height

A double bedroom having recessed downlights, radiator and a skylight window to the rear elevation.

## Outside Front

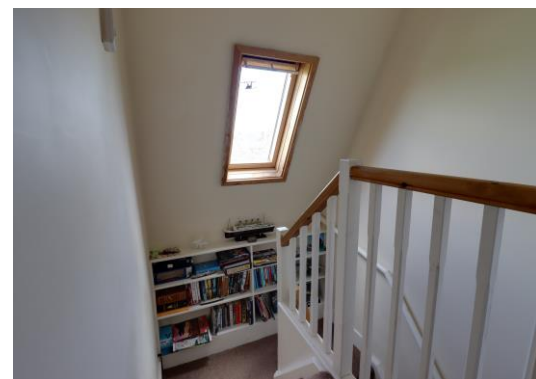
The property sits behind a forecourted front garden which in turn gives access to the main entrance door.

## Outside Rear

An enclosed rear garden which features both paved & decked seating area, a further slate covered garden area, and gated access to the rear leading to the service road & garage.

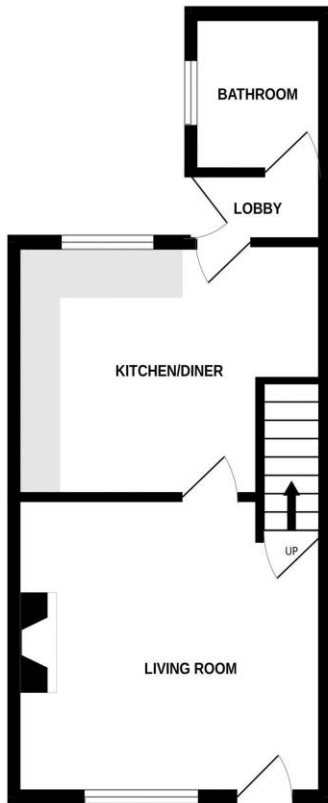
## Garage

Accessed via a rear service road, a single garage with an up and over garage door to the front elevation and benefitting from having power and a light.

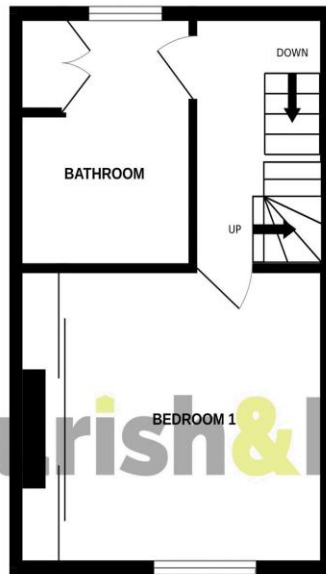




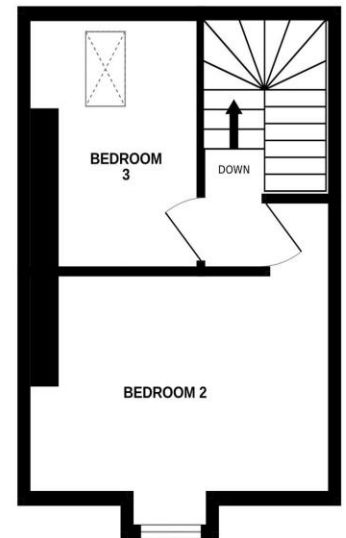
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		8.4
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(15-38)	F	5.8	
(1-14)	G		
Energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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