



£210,000

KEY TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **B**

Western Downs Stafford

Danby Crest Western Downs
Stafford Staffordshire



Introducing this deceptively spacious three-bedroom semi-detached home located in the highly desirable Weston Downs. Just a short drive from Stafford's town centre, this property offers convenient access to an array of shops, amenities, and a mainline train station.

Step inside to discover a welcoming entrance hall leading to a cosy living room, a separate dining room, a well-equipped kitchen, a bright conservatory, a utility room, and a useful store room—all on the ground floor. Ascending to the first floor, you will find three well-proportioned bedrooms and a family bathroom. Externally, the property features a driveway leading to a garage store and a private rear garden, perfect for outdoor activities and relaxation. Given its prime location and ample living space, we expect this property to be extremely popular. Don't delay—call us today to arrange your viewing appointment and avoid disappointment!

- Spacious Three Bedroom Semi Detached Home
- Good Size Living Room & Conservatory
- Kitchen, Dining Room, Utility & Store Room
- Three Bedrooms & Bathroom
- Driveway, Garage Stores & Rear Garden
- Located In A Highly Popular Location

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 Hallway

Accessed through a double glazed entrance door with a double glazed side panel. There are stairs off, rising to the first floor landing & accommodation, wood effect flooring and a radiator.

Living Room 14' 5" x 11' 9" (4.39m x 3.57m)

A good sized reception room which has a double glazed window to the front elevation and a radiator.

Dining Room 9' 1" x 7' 3" (2.77m x 2.21m)

A second reception room, having wood effect flooring, a useful understairs storage cupboard, radiator and open-plan access into the kitchen.

Kitchen 9' 0" x 6' 7" (2.74m x 2.01m)

Fitted with a matching range of wall, base and drawer units with fitted work surfaces over and incorporating an inset single bowl sink/drainer with a chrome mixer tap over and space for a cooker. There is ceramic splashback tiling to the wall surface areas, wood effect flooring and a double glazed window to the rear elevation.

Utility Room 7' 2" x 6' 7" (2.19m x 2.01m)

Having fitted work surfaces with space beneath for plumbed appliances, wood effect flooring, and a double glazed window and door the rear elevation. The utility room also accommodates a wall mounted gas central heating boiler.



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Storeroom 7' 3" x 6' 11" (2.21m x 2.12m)

Having countertops with space beneath for appliances with wood laminate flooring and a glazed door leading into the garage.

Conservatory 9' 7" x 8' 4" (2.91m x 2.55m)

A brick based double glazed conservatory having double glazed windows to the surrounds, a radiator, tiled flooring, and double glazed double doors leading out to the garden.

First Floor Landing

Having access to the loft space and a built-in cupboard with shelving.

Bedroom One 8' 11" x 11' 9" (2.71m x 3.57m)

A double bedroom which features fitted double wardrobes and having a radiator and a double glazed window to the front elevation.

Bedroom Two 8' 6" x 9' 1" (2.58m x 2.76m)

A second double bedroom, having a radiator and a double glazed window to the rear elevation.

Bedroom Three 8' 6" x 5' 8" (2.60m x 1.72m)

Having wood effect flooring, radiator and a double glazed window to the rear elevation.

Bathroom 5' 9" x 6' 1" (1.75m x 1.86m)

Fitted with a white suite comprising of a low-level WC, a wash hand basin set into top with chrome mixer tap over & storage beneath and a panelled bath with chrome mixer fill tap, and a mains-fed shower over with folding screen to the side. The bathroom also benefits from having ceramic tiling to the wall surface areas, tiled flooring, a chrome towel radiator and a double glazed window to the side elevation.

Outside Front

The property is approached over a double width block paved driveway providing off-street vehicle parking and access to the entrance door and garage/store.

Garage/Store 8' 2" x 6' 11" (2.48m x 2.12m)

Having an up and over door to the front elevation, a further pedestrian access door to the storeroom and benefitting from having both power & lighting installed.

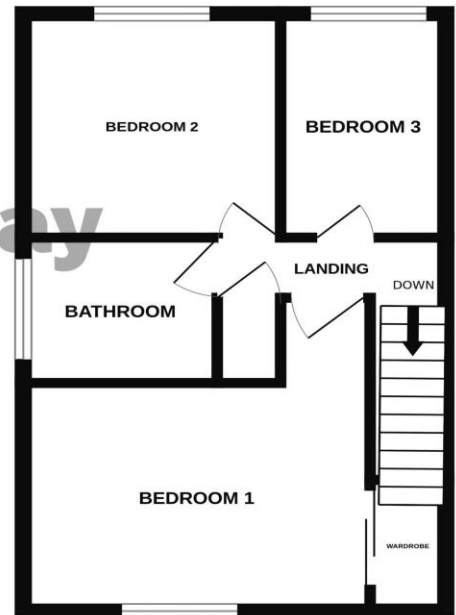
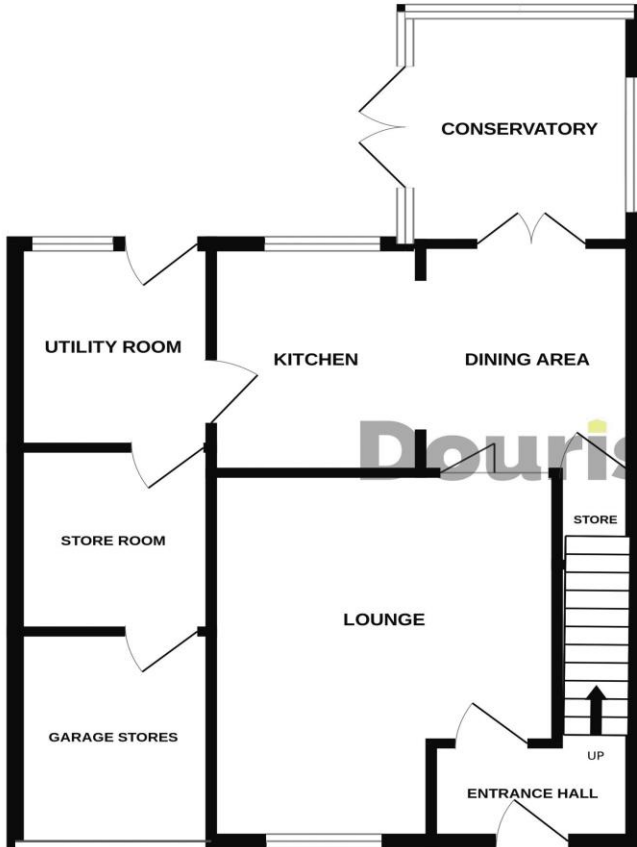
Outside Rear

An enclosed rear garden which features a paved seating area and wooden steps leading to a small picket gate providing access to a lawned garden. The garden is enclosed by timber panelled fencing and includes a timber garden shed.



GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.ec.europa.eu	

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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