



£240,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: C

Marston Grange Stafford

Harrow Place Marston Grange
Stafford Staffordshire



If you've been waiting for your dream home, this is your chance! This charming three-bedroom town house ticks all the boxes—great location, move-in ready, and perfect for families or downsizers alike.

The home offers a welcoming entrance hall, a guest WC, and a rear-facing lounge with lovely views over the garden. The contemporary fitted kitchen/dining room is perfect for family meals and entertaining. Upstairs, the home features three bedrooms spread over two floors. The master bedroom boasts an ensuite and a walk-in wardrobe, while a modern family bathroom serves the additional bedrooms. Outside, you'll find a tandem-length driveway providing off-road parking and an enclosed rear garden, ideal for outdoor enjoyment. Don't let this opportunity slip away—call us today to book your viewing! Homes like this don't stay on the market for long.

- Three Bedroom Three Story Family Home
- Living Room & Good Size Kitchen/Dining Room
- Three Bedrooms, Bathroom & En-suite
- Driveway & Private Enclosed Rear Garden
- Located On A Highly Desirable New Build Estate

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 entrance door and having stairs leading to the first floor landing.

Kitchen / Dining Room 18' 0" x 9' 4" (5.48m x 2.85m)

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 a double oven, four ring gas hob and cooker hood over. Space for appliances, wood effect vinyl flooring and double glazed window to the front elevation.

Guest WC 6' 8" x 3' 3" (2.03m x 0.98m)

Having a white suite including a pedestal wash hand basin with chrome mixer tap and close coupled WC. Radiator, wood effect vinyl flooring and double glazed window to the side elevation.

Living Room 12' 5" x 12' 10" (3.79m x 3.91m)

A good-sized living room having a radiator and double glazed double doors giving views and access to the rear garden.



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First Floor Landing

Having stairs leading to the second floor landing, two radiators and double windows to the front and side elevation.

Bedroom Two 12' 6" x 13' 0" (3.81m x 3.95m)

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

Bedroom Three 10' 11" x 6' 3" (3.33m x 1.90m)

Having a radiator and double glazed window to the front elevation.

Family Bathroom 6' 10" x 6' 4" (2.08m x 1.92m)

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

Second Floor

A staircase from the first floor landing leads to the main bedroom

Bedroom One 15' 0" x 13' 0" (4.58m x 3.95m)

The spacious main bedroom includes a walk-in wardrobe with a radiator. The bedroom includes a further radiator, access to loft space and double glazed windows to the front and side elevation.

Ensuite Shower Room 6' 4" x 7' 8" max (1.92m x 2.33m max)

Having a white suite including a shower cubicle with glazed screen and fitted shower, pedestal wash hand basin with chrome taps and close coupled WC. Part tiled walls, radiator, tiled floor and a skylight window.

Outside - Front

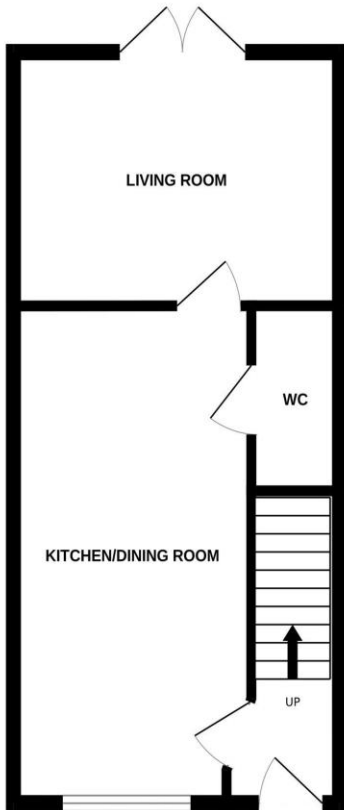
The property is approached over a tandem tarmac drive which provides off-road parking. The garden is mainly laid to lawn with a paved path leading to the entrance door. A side gate leads to the rear garden.

Outside - Rear

Having an Indian stone paved seating area overlooking the remainder of the garden being mainly laid to lawn which is enclosed by panel fencing.



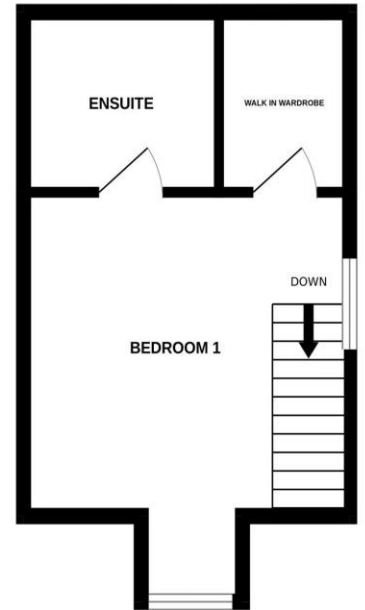
GROUND FLOOR



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 efficiency - Overall rating (GDE)			95
(92+)	A	85	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
EU energy efficiency - Higher energy ratings			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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