

Ground Floor



First Floor



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# Clothier & Day

## Independent Estate & Letting Agents

18 NORTH CASTLE STREET, CASTLE TOWN, STAFFORD, ST16 2EH  
 WELL PRESENTED 2 BEDROOM MID TERRACED HOUSE IN POPULAR LOCATION



**OFFERS IN THE REGION OF: £129,950**

**DIRECTIONS:** Leave Stafford town centre at Doxey Road, At the mini island take the first turning staying on the Doxey Road. Then take the second left into North Castle Street, Number 18 can then be found on the right hand side of the road, and is evidenced by a **Clothier & Day** for sale board.

*North Castle Street is conveniently situated within walking distance of the town centre of the county town of Stafford, with it's wide range of high street shops, nearby Intercity railway station and general hospital. Stafford also gives direct access to the national motorway network via the M6, which also gives access to the M6 Toll road.*

Accommodation in brief: **LOUNGE. DINING ROOM/SITTING ROOM. FITTED KITCHEN. SMALL CELLAR. 2 DOUBLE BEDROOMS. WELL APPOINTED BATHROOM. MAJORITY HARDWOOD DOUBLE GLAZED. GAS CENTRAL HEATING. ENCLOSED GARDEN. PERMIT FOR STREET PARKING. VERY POPULAR LOCATION. SHORT WALK FROM STAFFORD TOWN CENTRE AND THE RAILWAY STATION. INTERNAL VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS WELL PRESENTED PROPERTY. IDEAL FOR FIRST TIME BUYERS & INVESTMENT.**

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Clothier & Day 1 Eastgate Street, Stafford, ST16 2NQ 01785 225205 [www.clothierandday.com](http://www.clothierandday.com) [www.rightmove.co.uk](http://www.rightmove.co.uk)



The property is entranced via a timber door leading to the

**LOUNGE (3.65m (11ft 11ins) to the side of the chimney breast x 3.47m (11ft 4ins))** Having front facing timber sash window. Panel radiator with thermostatic control valve. Power points. High skirting boards. Picture rail around the room. Fireplace with open multi-fuel fire with original tiled hearth and surround. Storage cupboard to the side of the chimney breast housing the gas and electricity meters. Stripped pine door providing access to

**DINING ROOM/SITTING ROOM (3.53m (11ft 7ins) x 2.83m (9ft 3ins))** Having rear facing timber double glazed window. Panel radiator. Doors to half Cellar, door providing access to the Stairs to the First Floor and door to the rear facing Kitchen. High skirting board. Picture rail around room. Open fireplace. Storage cupboards to the side of the chimney breast. Power points. Ceramic tiled floor.

**KITCHEN (2.29m (7ft 6ins) x 1.75m (5ft 9ins))** Having side facing timber double glazed window. Door providing access to the rear garden. Range of matching base and wall units in a cream finish, built-in double oven with four ring gas hob over. Stainless steel single drainer sink top with mixer tap. Panel radiator with thermostatic control valve. Gas combination boiler for both central heating and hot water. Quarry tiled floor.

**CELLAR** Having power and lighting installed. Plumbing for automatic washing machine and other appliance space.

## FIRST FLOOR

Stairs to

**LANDING AREA** Having doors to both Bedrooms. Smoke alarm.

**BEDROOM 1 (3.65m (12ft 0ins) x 3.50m (11ft 5ins))** Having front facing timber sash window. Panel radiator with thermostatic control valve. Power points. Stripped wooden flooring. Cast iron open fire with tiled hearth.

**BEDROOM 2 (3.55m (11ft 8ins) x 2.71m (10ft 1ins) to the side of the chimney breast)** Having rear facing timber double glazed window. Stripped wooden floor. Panel radiator with thermostatic control valve. Open cast iron fire with tiled hearth. Door provides access to

**BATHROOM (2.30m (7ft 6ins) x 1.73m (5ft 8ins))** Having rear facing timber double glazed window. Two steps leading down. The Bathroom has full height tiling to all walls. Tiled floor. The suite is in white comprising low level WC, pedestal wash hand basin with chrome pillar taps, panel bath with chrome pillar taps, overhead shower, shower screen and shower curtain. Chrome towel rail. Electric shaver point.

## OUTSIDE

The rear garden has a concrete laid patio area. Courtyard garden has timber gate providing access to the remainder of the garden, which is fully enclosed with panel fencing. Pebble path in an 's' shape leading to the bottom of the garden, where there is a hard standing housing a timber garden shed. Small lawn laid area. Well established herb garden accessed via a stepping stone pathway.

**AGENTS NOTE:** There is a Residents Parking Scheme in the area and No.18 North Castle Street currently has a Parking permit for one vehicle. Historical photographs have been used in the advertising of this property.

**TENURE** We are advised Freehold, confirmation to be obtained from the Vendors Solicitors.

**SERVICES** All mains services are connected. Telephone subject to normal terms and conditions. The gas and electrical appliances mentioned have not been tested by us and Purchasers are therefore advised to undertake their own tests should they consider this necessary.

**THE PROPERTY IS OFFERED SUBJECT TO CONTRACT**

**VACANT POSSESSION UPON COMPLETION**

