



£180,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: A

Castletown Stafford

Russell Street Castletown
Stafford Staffordshire



Are you seeking a generously sized double-fronted classic terraced home with a good sized back garden, conveniently located near Stafford Town Centre and the Mainline Railway Station?

Your search ends here. Inside, this home boasts an excellent arrangement, featuring an entrance hallway, a living room with an adjacent study area, a dining room, and a kitchen on the ground floor. Upstairs, discover three spacious bedrooms and a family bathroom. Outside, enjoy the ample rear garden, complete with a lawn and a paved patio seating area.

- Traditional Double Fronted Family Home
- Living Room & Study Area
- Dining Room & Kitchen
- Three Bedrooms & Family Bathroom
- Large Rear Garden
- Walking Distance To Town Centre & Train Station

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 composite entrance door with window above and having a radiator, wood effect flooring, stairs leading to the first floor with an understairs cupboard which houses the gas central heating boiler.

Living Room 10' 6" x 10' 10" (3.21m x 3.30m)

Having wood effect flooring, radiator and double glazed window to the front elevation. An arch leads to:

Study Area 6' 7" x 7' 10" (2.01m x 2.39m)

Having wood effect flooring, radiator and double glazed sliding patio door giving views and access to the rear garden.

Dining Room 13' 11" x 9' 3" (4.25m x 2.83m)

A second good-sized reception room having a useful storage cupboard, wood effect flooring, radiator and double glazed window to the front elevation. An arch leads to:



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Kitchen 7' 11" x 10' 10" (2.42m x 3.31m)

Having a range of matching units extending to base and eye level and fitted work surface with a stainless steel sink drainer with mixer tap. Spaces for appliances, tiled effect floor, double glazed window and door giving views and access to the rear garden.

First Floor Landing

Having a double glazed window to the rear elevation.

Bedroom One 10' 5" x 17' 3" (3.18m x 5.25m)

A super sized main bedroom having open hanging rails and shelving, wood effect flooring, radiator and double glazed window to the front elevation.

Bedroom Two 13' 9" x 10' 10" (4.20m x 3.31m)

A second good-sized bedroom having a radiator and double glazed window to the front elevation.

Bedroom Three 6' 9" x 11' 11" (2.06m x 3.64m)

A further good-sized single bedroom having access to loft space, wood effect flooring, radiator and double glazed window to the rear elevation.

Family Bathroom 7' 11" x 10' 11" (2.41m x 3.34m)

Having a white suite which includes a panelled bath with centre fill mixer tap and mains shower over, pedestal wash hand basin with mixer tap and low level WC. Useful airing cupboard tiled effect floor, chrome towel radiator and double glazed window to the rear elevation.

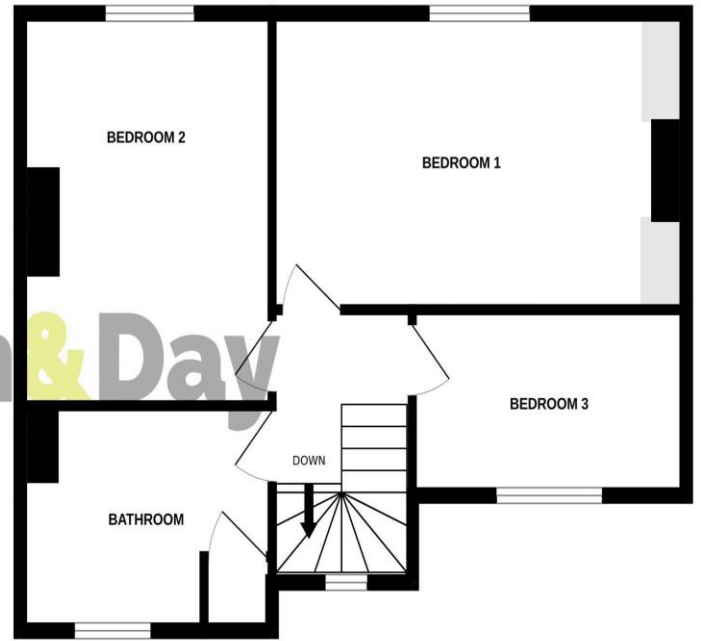
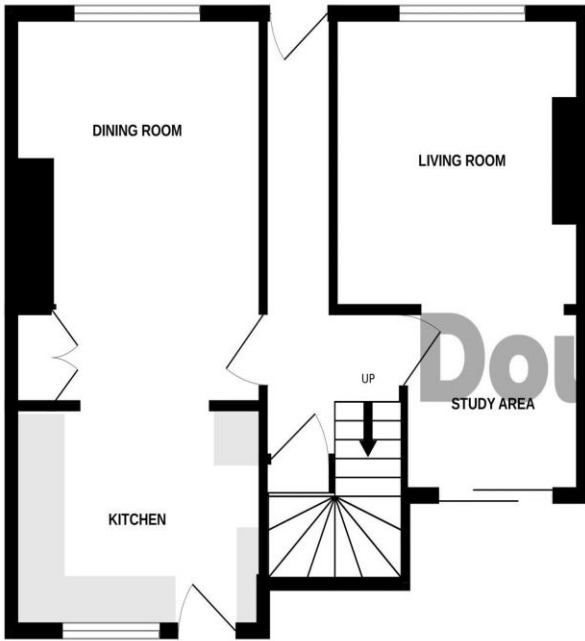
Outside - Rear

A lovely sized rear garden having a lawned area with planting beds and a paved patio seating area. The garden shed is included in the sale.



GROUND FLOOR

1ST FLOOR

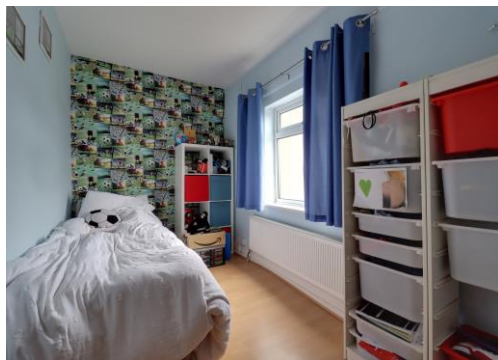


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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
Very energy efficient - lower running costs	(92+)		
A	(81-91)		85
B	(69-80)		
C	(55-68)		55
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC
www.epcrea.com



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