



Offers Over £200,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **A**

Stafford

Ingestre Road
Stafford Staffordshire



Ingestre Road is a highly sought-after street featuring a range of charming Victorian terraces, conveniently located near the town centre and train station. This property is a superb example of a **characterful Victorian home, offering spacious room proportions throughout.**

The ground floor includes an entrance hall, a large open-plan living room, dining area, and kitchen. Upstairs, you'll find three bedrooms, including two spacious doubles, and a vast contemporary bathroom with a white suite. A rare feature for a Victorian terrace, this property boasts private front-to-rear access, which also provides access to a cellar. The exterior offers a good-sized plot to the rear, featuring a low-maintenance turfed garden with surrounding sleeper beds. Properties this spacious and well-located don't stay on the market for long. Don't miss your chance—call us today to arrange your viewing appointment!

- Beautifully Presented Throughout
- Open-Plan Living/Dining & Kitchen
- Three Bedrooms & Family Bathroom
- Well Presented Rear Garden
- Ideal For First Time Buyers & Downsizers
- Close To Stafford's Town & Mainline Train Station

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

A front facing double glazed composite exterior door opens to an entrance hall which is fitted with a laminate wood effect flooring and radiator. The entrance hall benefits from having original character features including ceiling corning and a decorative archway whilst a staircase leads up to the first floor accommodation.

Open-Plan Living/Kitchen & Dining Room 33' 8" x 12' 5" (10.25m x 3.78m)

A contemporary open plan room, comprising of a kitchen area which is fitted with a range of matching base and eye level units with a inset sink with a chrome mixer tap. There are a range of built in cooking appliances including an oven with a induction hob and cooker hood. There is a kitchen island, wood laminate flooring, two radiators, double glazed windows to the front & rear elevation and a double glazed double door to the rear elevation finished with a skylight window.

First Floor Landing

A staircase leads up to a large first floor landing which houses the useful storage cupboard and loft access hatch.



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Bedroom One (Master) 11' 7" x 9' 3" (3.52m x 2.83m)

A good size double bedroom having a radiator and a double glazed window to the front elevation.

Bedroom Two 12' 10" x 10' 2" (3.92m x 3.11m)

A second large double bedroom is fitted with a radiator and rear facing double glazed window.

Bedroom Three 8' 4" x 4' 11" (2.54m x 1.51m)

A third single bedroom is fitted with a laminate wood effect floor, radiator and front facing UPVC double glazed window.

Bathroom 9' 9" x 8' 1" (2.98m x 2.46m)

This large family bathroom is fitted with a contemporary white suite which includes a panelled bath with a chrome mixer tap, a separate shower set into a cubicle with a glazed screen. There is a wash hand basin in a vanity unit with a chrome mixer tap with a cupboard beneath. There is a close couple WC, part tiled walls, tiled flooring, a chrome towel radiator and a double glazed window to the rear elevation.

Side Access Passage

The property benefits from having its own private rear access via a side access passage with front and rear facing doors providing private access from the front to the rear of the property. The passageway benefits from having its own lighting whilst a door leads to a staircase leading down to the cellar.

Cellar 11' 6" x 9' 11" (3.5m x 3.03m)

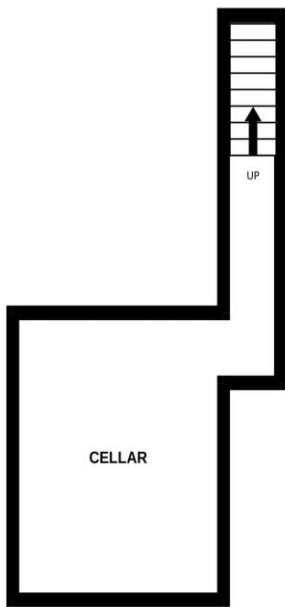
A staircase leads down to a cellar which benefits from having its own lighting and heating.

Exterior

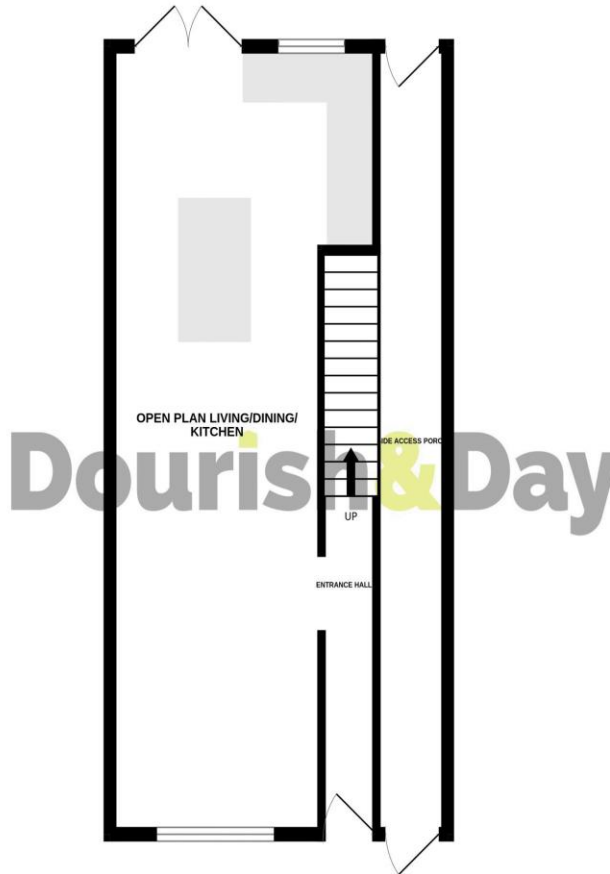
The property sits on a well maintained garden plot with a paved frontage having black wrought iron railings. A gate opens to provide access whilst a door opens to the side access passageway leading to the enclosed rear garden. To the rear is a low maintenance private rear garden with a seating area which is laid with porcelain slabs leading to a turfed garden. The property benefits with a raised planting bed boarding around the garden.



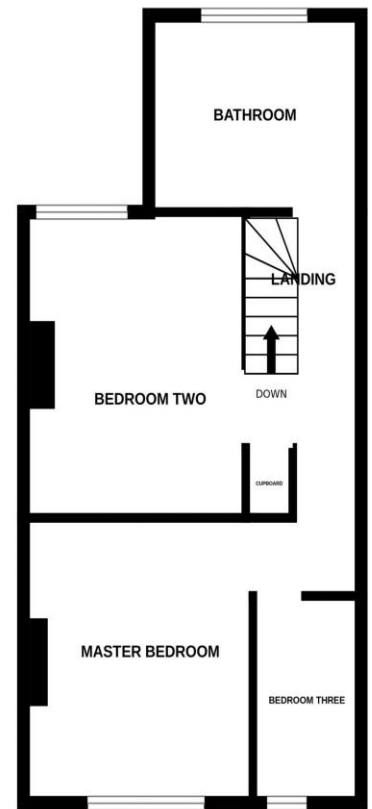
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	83	
(39-54)	E		
(15-38)	F		
(1-14)	G		
Energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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