



£225,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

## Stafford

Timberfield Road  
Stafford Staffordshire



**Beautifully presented and ready to move into, this spacious three storey, three bedroom town house would make an ideal step up the housing ladder! situated within walking distance to all of Stafford's County Town shops, amenities, restaurants and mainline railway station for the daily commuter.**

Internally the accommodation comprises of a good sized entrance hallway, ground floor bed 3/study and a guest W.C. To the first floor there is a living room with Juliet Balcony, family bathroom and a fitted breakfast kitchen. to the second floor there are two further double bedrooms and En-suite shower room to bedroom one. Externally the property has a driveway, integrated single garage and a well maintained rear garden.

- Three Storey, Three Bedroom Town House
- Living Room & Breakfast Kitchen
- En-Suite, Family Bathroom & Guest W.C
- Driveway & Integrated Single Garage
- Walking Distance To Stafford Town Centre
- Walking Distance To Mainline Railway 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



## Storm Porch

Having a useful storage cupboard and double glazed door leading to:

## Entrance Hall

A spacious and light entrance hall, having a radiator, internal door to garage, stairs leading to the first floor landing, built-in cloaks/storage cupboard, double glazed window to the side elevation and double glazed door leading to the rear garden.

## Guest WC

Having a suite comprising of a corner wash hand basin with splashback tiling and low level WC. Tiled effect floor, radiator and double glazed window to the rear elevation.

## Bedroom Three / Study 8' 5" x 7' 10" (2.57m x 2.40m)

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

## First Floor Landing

Having stairs leading to the second floor accommodation.



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## **Lounge** 9' 7" x 15' 3" (2.92m x 4.64m)

A spacious lounge having a radiator, double glazed window to the front elevation and further double glazed double doors to the front elevation with a Juliet style balcony.

## **Dining Kitchen** 7' 11" x 15' 1" (2.42m x 4.61m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset one and a half bowl stainless steel single drainer sink with mixer tap. There is an array of integrated appliances including a oven/grill, four ring gas hob with cooker hood over, fridge, freezer and washing machine. Splashback tiling, tiled floor, wall mounted gas central heating boiler, radiator and two double glazed windows to the rear elevation.

## **Bathroom** 6' 1" x 5' 6" (1.86m x 1.68m)

Having a suite comprising of a panelled bath, pedestal wash basin and low level WC. Tiled effect floor and radiator.

## **Second Floor Landing**

Having an airing cupboard, access to loft space and double glazed window to the side elevation.

## **Bedroom One** 9' 7" x 13' 0" (2.92m x 3.95m)

Having feature panelled effect wall, two built-in double wardrobes, radiator and double glazed window to the front elevation.

## **Ensuite Shower Room**

Having a suite comprising of a tiled shower cubicle, pedestal wash basin and low level WC. Radiator and splashback tiling.

## **Bedroom Two** 8' 0" x 15' 4" (2.43m x 4.67m)

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

## **Outside - Front**

The property is approached over a tarmac driveway with a further gravelled area providing a low maintenance garden. The drive leads to:

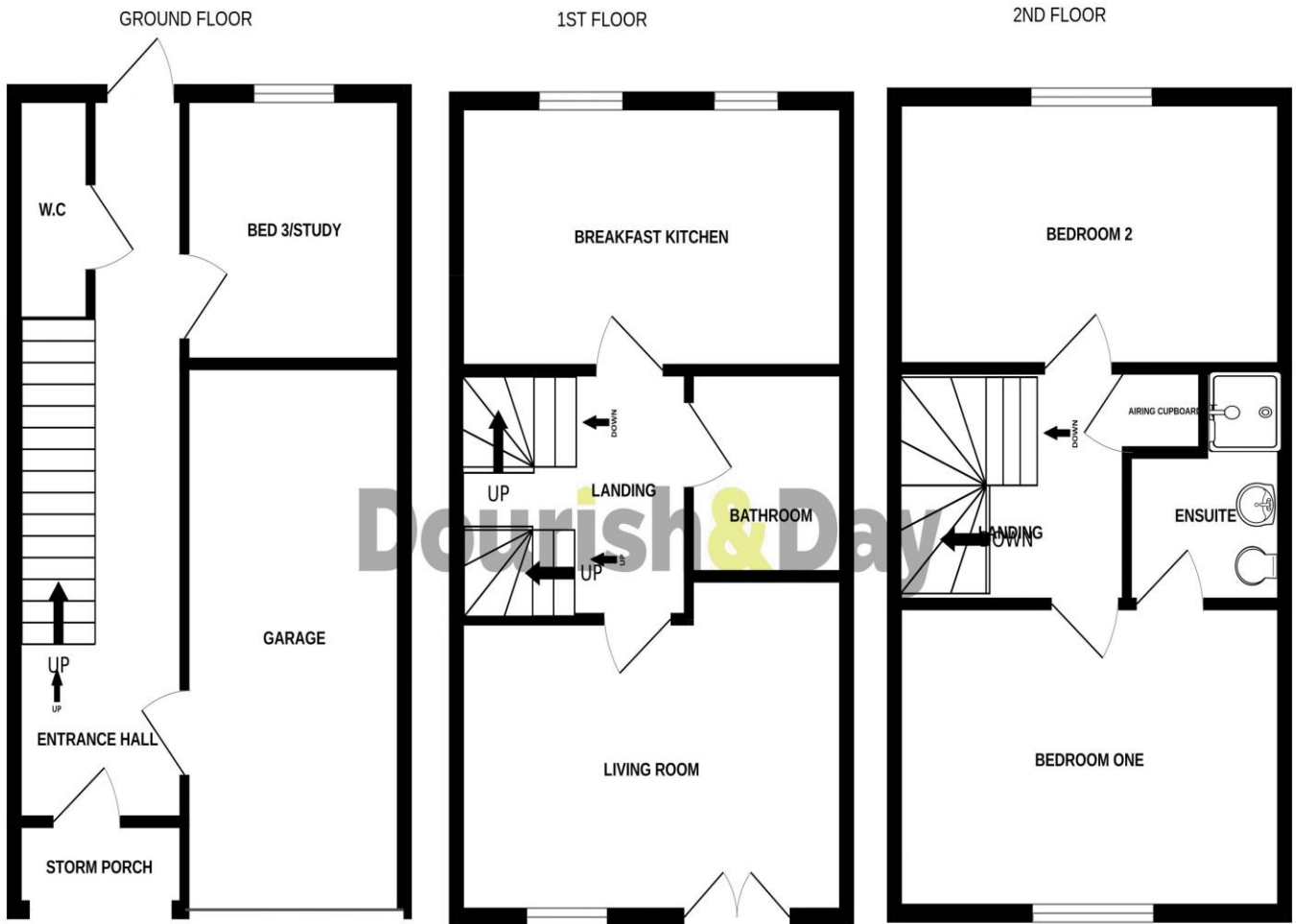
## **Garage** 17' 1" x 8' 0" (5.20m x 2.43m)

Having up and over door to the front elevation, power and lighting.

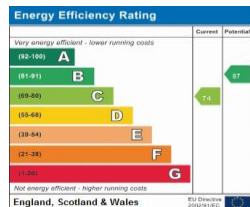
## **Outside - Rear**

The well maintained rear garden is mainly laid to lawn with a paved seating area and having gravelled borders. The summerhouse/garden shed is included in the sale and the property has gated side access leading to the front and an outside tap.





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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