



£155,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: A

## Castletown Stafford

Castle View Castletown  
Stafford Staffordshire



**Be the King or Queen of your very own castle with this well presented mid-terrace property. The perfect opportunity of first time buyers, downsizers, or investors, being located within walking distance from Stafford Town Centre and the Mainline Railway Station.**

The internal accommodation comprises of a front reception room, inner hallway, second reception/kitchen room with access down to the cellar and rear ground floor shower room. Upstairs are two good sized bedrooms, with the bathroom located off the master. To the rear of the property is a garden with a paved area. Parking is Permitted to the front with a Castle Town Resident Parking Permit.

- Two Bedroom Mid-Terrace
- Upstairs Bathroom & Ground Floor Shower
- Kitchen Diner & Living Room
- Storage Cellar
- Rear Garden
- Permit Parking

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## **Living Room** 11' 8" x 11' 5" (3.55m x 3.49m)

A delightful and inviting reception room, featuring a stunning ornate cast-iron fireplace, radiator, a double glazed window to the front elevation, and internal door, providing access to;

## **Inner Hallway**

Having stairs off, rising to the First Floor Landing & accommodation, and further internal door, providing access to;

## **Kitchen & Dining Area** 11' 6" x 11' 1" (3.50m x 3.38m)

Fitted with a matching range of wall, base & drawer units with work surfaces over, and incorporating an inset sink with chrome mixer tap, and appliances which include a fitted electric oven, electric hob, integrated fridge / freezer and spaces to accommodate further kitchen appliances. The room also benefits from ceramic splashback tiling to the walls, wood effect flooring, a stunning cast-iron fire set within a decorative surround, double glazed French doors providing views and access to the rear garden, a radiator, a further window to the rear elevation, and internal door(s) off, providing access to;

## **Cellar** 11' 3" x 5' 5" (3.42m x 1.66m)

An ideal area for additional household storage.



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## **Ground Floor Shower Room** 5' 3" x 4' 4" (1.61m x 1.31m)

Fitted with a suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a walk-in tiled shower cubicle housing a mains-fed shower. The room also benefits from having a radiator, and two double glazed windows to both the side & rear elevations.

## **First Floor Landing**

Having internal door(s) off, providing access to:

## **Bedroom One** 11' 6" x 11' 5" (3.51m x 3.49m)

A double bedroom which features an original cast-iron fire grate, ceiling coving, and having a useful storage area over staircase, radiator, a double glazed window to the rear elevation, and further internal door, providing access to;

## **Bathroom** 9' 0" x 5' 8" (2.74m x 1.73m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a panelled bath with an electric shower over. The room also benefits from having part-ceramic tiled walls, ceiling spotlights, a radiator, and a double glazed window to the rear elevation.

## **Bedroom Two** 11' 5" x 11' 4" (3.49m x 3.46m)

A second double bedroom which also features an original ornate cast-iron fire grate, and having ceiling coving, a radiator, and a double glazed window to the front elevation.

## **Externally**

The front of the property is accessed through a wrought iron gate, and sits behind a forecourted front garden. To the rear is a further forecourt style garden with a block paved patio area, a brick store housing a gas central heating boiler, a timber gate to the rear leading on to a shared pedestrian access path which gives further access to a low-maintenance garden area with gravelled and paved areas, and a paved pathway, with a storage shed and a variety of flowerbeds, plants & shrubs.

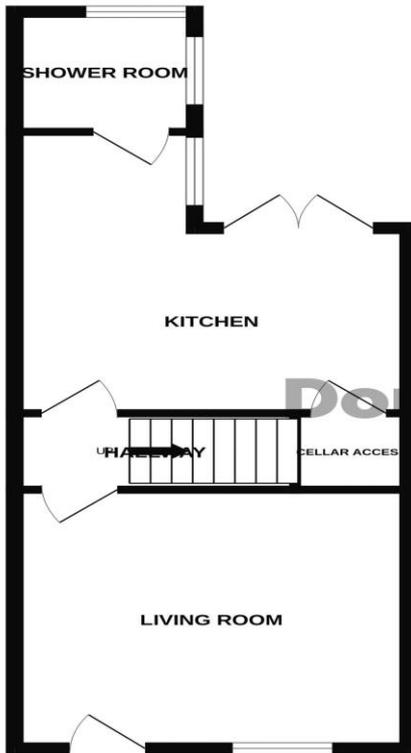
## **AGENTS NOTE**

We have been informed that a previous mortgage survey had been carried out on this property to which it was discovered there is a single brick wall at the rear of the property. This led to an issue with the mortgage provider. Buyers should seek further guidance regarding this from their lender.



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.  
Made with Metroplan v2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Very energy efficient - higher running costs			
		59	83

England & Wales EU Directive 2002/91/EC  
www.ec.europa.eu



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