



Offers Over £180,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: A

Stafford

Marston Road
Stafford Staffordshire



Looking for a sizeable home with character and modern-day luxuries and within walking distance to the town centre? Well, we have a great home for you with this traditional bay fronted terraced home!

Offering a spacious internal layout which comprises of an entrance hallway, living room, dining room, contemporary fitted kitchen, utility room and guest WC. Whilst upstairs is where you will find the two double bedrooms a study area and the bathroom. Externally this particular terraced property has a rear courtyard, garage and a additional private garden with artificial lawn and a decked seating area. This is a great opportunity for first time buyers! Surely to be popular, so don't delay and contact us today to arrange your viewing to fully appreciate this property.

- Traditional Terraced House
- Living Room & Dining Room
- Contemporary Fitted Kitchen & Utility Room
- Two Double Bedrooms & Study Area
- Family Bathroom & Guest WC
- Landscaped Rear Garden & Garage

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 Hallway

Accessed through a double glazed front entrance door, and having a useful storage cupboard, wood effect flooring, and internal doors off, providing access to;

Living Room 13' 7" x 10' 10" (4.14m x 3.31m) (measured INTO bay window recess)

A good sized reception room which features a living flame gas fire set within a decorative surround. The room also benefits from having exposed wooden flooring, radiator, a double glazed bay window to the front elevation, and also having a trapdoor access built-in to the floor to a useful cellar storage space.

Dining Room 10' 11" x 14' 4" (3.32m x 4.37m)

A further good sized reception room which features an open fire set within a wooden surround with a tiled hearth. The room also benefits from having wood effect flooring, radiator, and a double glazed window to the rear elevation.

Kitchen 11' 0" x 8' 11" (3.35m x 2.72m)

Featuring a modern contemporary styled fitted kitchen with a range of high gloss white wall, base & drawer units with marble effect work surfaces over, incorporating an inset stainless steel sink with drainer & mixer tap, and integrated appliances which include an electric oven, electric hob with a contemporary styled extractor canopy above, a wine cooler, and space to accommodate a freestanding fridge/freezer. The room also benefits from ceramic tiled flooring, and a double glazed window to the side elevation.



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Lobby

Having a double glazed door to the side elevation, and porcelain tiled flooring.

Utility 7' 5" x 5' 11" (2.25m x 1.80m)

Featuring fitted work surfaces having spaces beneath to accommodate a number of appliances. The room also benefits from having porcelain tiled flooring, and a double glazed window to the side elevation.

Guest WC 2' 11" x 6' 2" (0.88m x 1.89m)

Fitted with a white suite which consists of a low-level WC, and a wash hand basin. The room also benefits from having tiled flooring.

First Floor Landing

Having an access point to the loft space, a radiator, and internal door(s) off, providing access to;

Bedroom One 11' 0" x 12' 3" (3.35m x 3.73m)

A double bedroom which features two built-in wardrobes, and having a radiator, and two double glazed windows to the front elevation.

Bedroom Two 7' 7" x 10' 7" (2.32m x 3.23m)

A second double bedroom which has a built-in cupboard, radiator, and a double glazed window to the rear elevation.

Study Area 5' 0" x 9' 0" (1.53m x 2.74m) (maximum measurements)

Having a double glazed window to the rear elevation.

Bathroom 6' 7" x 5' 6" (2.0m x 1.67m)

Fitted with a white suite comprising of a low-level WC, a vanity style wash hand basin with mixer tap & storage beneath, and a P-shaped panelled bath with a mixer tap, and a mains-fed shower over. The room also benefits from having patterned tile effect flooring, and a chrome towel rail.

Outside Front

The property is approached via a gated gravelled forecourt garden, having a concrete pathway leading to the front entrance door.

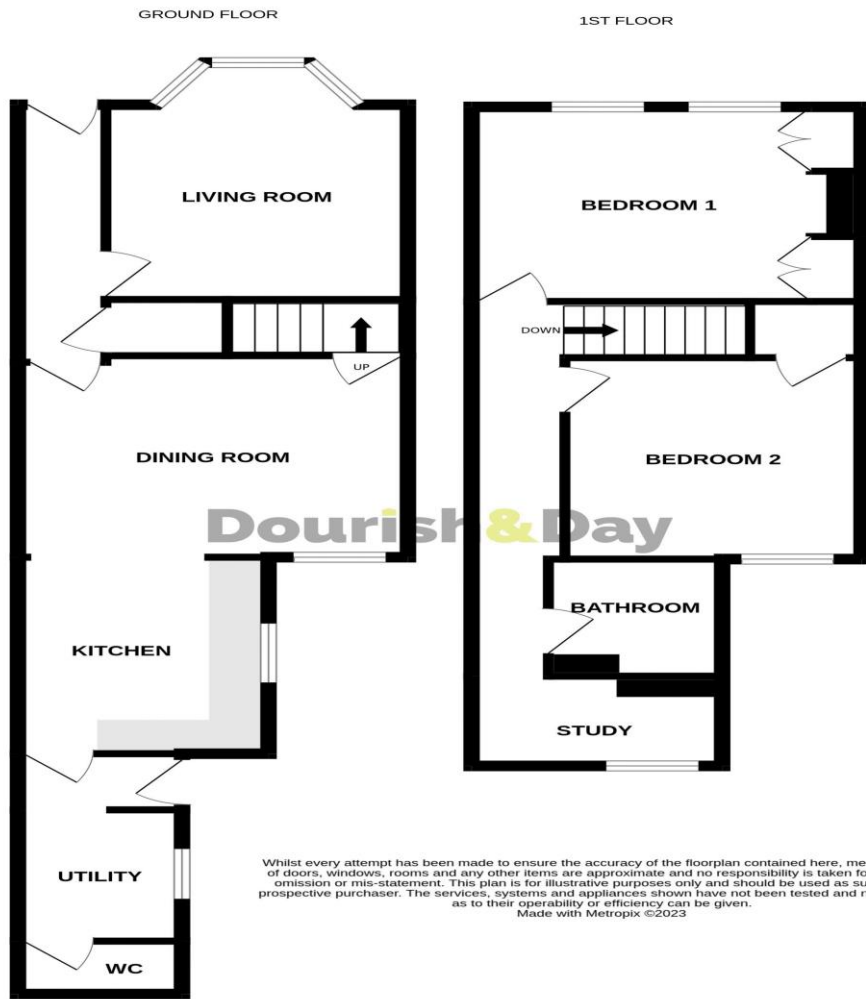
Outside Rear

A two-part garden, separated by a service road, having a concrete laid rear garden which is accessed directly from the rear of the property, whilst the main garden is laid to artificial lawn with ease of maintenance in mind, and featuring a decked outdoor seating area with a gravelled pathway.

Detached Garage

A single detached garage with double opening timber barn style doors, and having space in front to park one car.





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	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Very energy efficient - higher running costs			
England & Wales			78
		-19	
EU Directive 2002/91/EC			
www.epcrea.com			



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