



£260,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

## Castlefields Stafford

Christie Avenue Castlefields  
Stafford Staffordshire



*Are you in the market for a property that allows you to add your personal touch? Act quickly as this home on Christie Avenue is primed for your creative input. Situated in the popular Castlefield area, it's conveniently close to Stafford Town Centre and a short walk from Stafford's mainline railway station.*

Inside, you'll find an entrance hallway, lounge, dining room, kitchen, utility room, guest WC, and a conservatory. Upstairs, there are four bedrooms, all equipped with built-in wardrobes, an En-suite in the main bedroom, and a family bathroom. Externally, the property features a double-width driveway, single integral garage, and a private, low maintenance rear garden.

- Family Detached House
- Lounge & Dining Room With Conservatory
- Kitchen, Utility Room & Guest WC
- Four Bedrooms & En-suite Shower Room
- Driveway & Garage With Enclosed Rear Garden
- Updating Required

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### Entrance Porch

Having a glazed sliding door & tiled flooring.

### Entrance Hallway

Accessed through a further glazed sliding door, having stairs off, rising to the First Floor Landing & accommodation, and radiator.

### Living Room 16' 2" x 13' 1" (4.93m x 3.98m)

A spacious reception room, having a gas fire set within a decorative Adams style fire surround on a marble hearth, radiator, and double glazed box bay window to the front elevation.

### Dining Room 9' 7" x 9' 1" (2.93m x 2.77m)

Having a glazed sliding door leading through into the Conservatory, and radiator.

### Conservatory 7' 6" x 9' 9" (2.29m x 2.98m)

A glazed conservatory, having a glazed sliding door providing views and access to the rear garden.

### Kitchen 12' 10" x 9' 9" (3.90m x 2.98m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset one and a half bowl sink drainer unit with chrome mixer tap, and a range of built-in appliances which include;



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electric oven, and a 4-ring gas hob with hood over. There is splashback tiling to the walls, wood effect flooring, a useful understairs storage area, radiator, and double glazed window to the rear elevation.

### **Utility** 9' 3" x 5' 1" (2.83m x 1.56m)

Fitted with base and wall units with a fitted work surface over incorporating a single stainless steel sink, with space(s) available for appliance(s). There is tiling to the floor, a radiator, and a double glazed window to the side elevation.

### **Guest WC** 3' 3" x 4' 10" (0.99m x 1.47m)

Located off the Utility, having a suite comprising of a low-level WC, and wash hand basin. There is a radiator, tiled flooring, and a double glazed window to the side elevation,

### **First Floor Landing**

Having an access point to the loft space, and a built-in airing cupboard.

### **Bedroom One** 13' 1" x 10' 6" (4.00m x 3.21m)

A double bedroom, having a built-in wardrobe, radiator, and a double glazed window to the front elevation. There is a further internal door providing access to the adjacent En-suite.

### **En-suite (Bedroom One)** 7' 3" x 4' 10" (2.22m x 1.47m)

Fitted with a suite comprising of a low-level WC, a vanity style wash hand basin with storage beneath, and a shower cubicle. There is downlighting, a radiator, and double glazed window to the front elevation.

### **Bedroom Two** 9' 4" x 9' 2" (2.85m x 2.80m)

A second smaller double bedroom, having a built-in wardrobe, radiator, and a double glazed window to the rear elevation.

### **Bedroom Three** 10' 1" x 8' 0" (3.07m x 2.43m)

Having a built-in wardrobe, radiator, and double glazed window to the front elevation.

### **Bedroom Four** 6' 10" x 8' 0" (2.08m x 2.44m)

Having a built-in wardrobe, radiator, and a double glazed window to the rear elevation.

### **Bathroom** 6' 1" x 6' 5" (1.86m x 1.96m)

Fitted with a white suite comprising of a low-level WC, wash hand basin, and panelled bath with electric shower over. There is part-tiled walls, tiled effect flooring, radiator, and a double glazed window to the rear elevation.

### **Outside Front**

The property is approached over a double width driveway providing access to the Garage & front entrance porch, with a small gravelled garden area to the front.

### **Garage** 16' 8" x 7' 10" (5.08m x 2.40m)

Having an up and over access door to the front elevation, and benefiting from power & lighting. The garage also houses a gas central heating boiler.

### **Outside Rear**

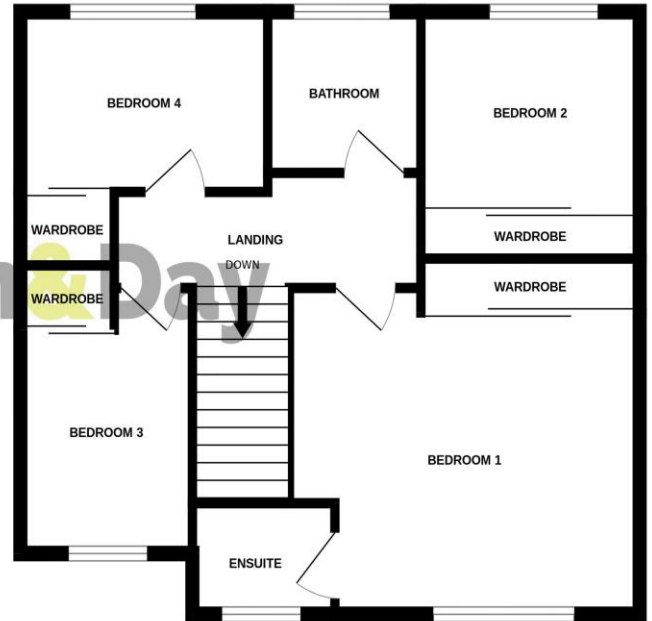
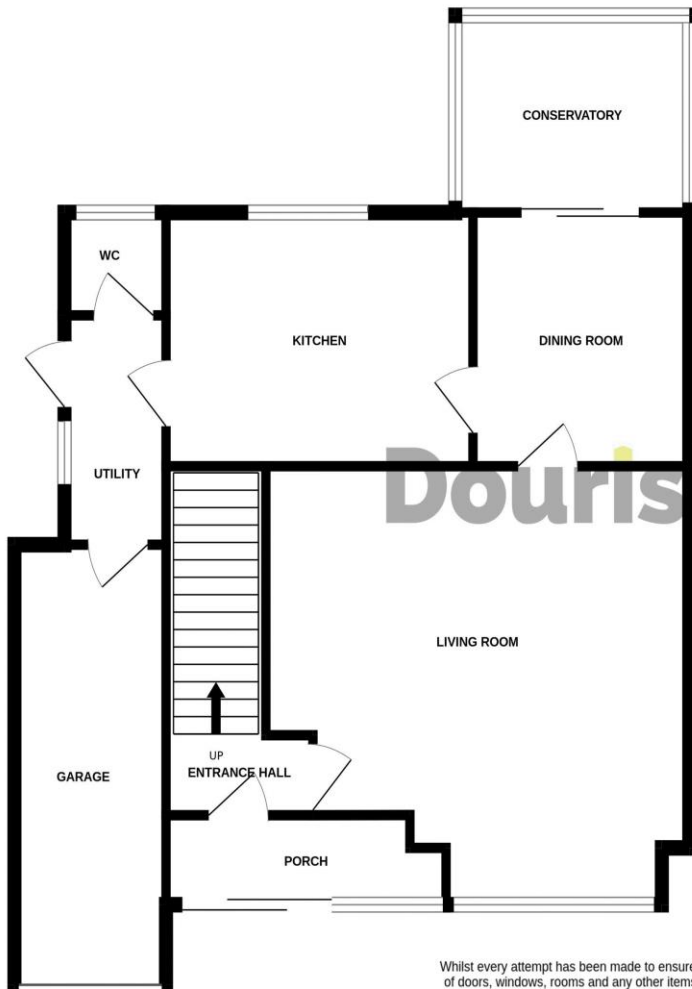
A private & enclosed rear garden, being low maintenance with a decorative gravelled garden area.





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
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D		
(51-60)	E		
(41-50)	F		
(1-40)	G		
		57	80
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.ec.europa.eu			



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