



£225,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

## Stafford

Stone Road  
Stafford Staffordshire



**Embark on your next captivating project with this character-filled property on Stone Road!**

Step inside to discover an inviting entrance hall, a cozy living room, a charming dining room, and a practical kitchen. Upstairs, three bedrooms and a good size shower room with a separate toilet await. Outside, the property boasts a convenient driveway for off-road parking and a generously sized private rear garden, perfect for passionate gardeners. Ideally located, just a short drive from Stafford town centre with its mainline railway and close proximity to the M6, this property is a rare find. Opportunities like these are don't often stick around, so don't hesitate to call us today to secure your viewing and make this unique project yours!

- Ideal For Someone Looking To Make Their Own Mark
- Living Room & Dining Room & Kitchen
- Three bedrooms & Shower Room
- Driveway & Large Private Garden
- Close To Stafford Town Centre
- No Onward Chain

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 Porch

Accessed through a double glazed door, having glazed panels to the side, a further double glazed window to the side elevation, tiled flooring, and a further door leading through into the Entrance Hallway.

### Entrance Hallway

Accessed from the Entrance Porch through a timber opaque glazed door, and having stairs off, rising to the First Floor Landing & accommodation, a double glazed window to the front elevation, radiator, and internal door(s) off, providing access to;

### Living Room 16' 5" x 10' 11" (5.01m x 3.33m)

A bright & spacious reception room featuring an inset living flame gas fire, on a decorative hearth. There is wood effect flooring, decorative dado rail, and double height double glazed windows & French doors providing views and access out to the private & enclosed rear garden.

### Dining Room 14' 10" x 10' 11" (4.52m x 3.33m)

A further spacious reception room, featuring a cast-iron log burning stove inset within an exposed brick fireplace and chimney breast on a slate hearth. The room also has wood effect flooring, feature dado rail, a double glazed window to the front elevation, radiator, and internal timber glazed doors leading through to the Lounge.



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## **Kitchen** 12' 6" x 9' 5" (3.81m x 2.86m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over to three sides which incorporates an inset composite sink & drainer with chrome mixer tap over, and integrated/fitted appliance(s) which include; electric double oven/grill, a 4-ring gas hob with built-in hood above, and space(s) to accommodate further kitchen appliance(s). There is ceramic tiled effect flooring, ceramic tiled splashbacks to the walls, a useful understairs storage area/pantry, a double glazed window to the rear elevation, and a double glazed door to the side elevation.



## **First Floor Landing**

Having a double glazed window to the side elevation, an access hatch to the loft space, and internal door(s) off, providing access to;

## **Bedroom One** 14' 10" x 9' 10" (4.52m x 3.00m)

A spacious double bedroom which features a range of fitted bedroom furniture including the full-length of one wall which incorporates shelving, wardrobe spaces, and a decorative inset fireplace with tiled hearth. The bedroom also has a double glazed window to the front elevation, wood effect flooring, and a radiator.



## **Bedroom Two** 11' 1" x 11' 0" (3.37m x 3.36m)

A second double bedroom which features a decorative cast-iron inset fireplace & tiled hearth, built-in wardrobe/storage space & shelving inset within each side of the chimney breast, exposed wood flooring, radiator, and a double glazed window to the rear elevation.

## **Bedroom Three** 7' 7" x 9' 6" (2.32m x 2.90m)

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



## **Shower Room** 4' 6" x 6' 3" (1.37m x 1.91m)

Fitted with a white suite comprising of a ceramic tiled double width screened shower cubicle having a mains-fed mixer shower, and a pedestal wash hand basin with chrome taps. There is ceramic tiling to the walls, tiled effect flooring, a chrome towel radiator, and a double glazed window to the side elevation.

## **Separate WC** 4' 10" x 2' 11" (1.47m x 0.89m)

Fitted with a low-level WC, and having tiled effect flooring, part-ceramic tiled walls, and a double glazed window to the front elevation.

## **Outside Front**

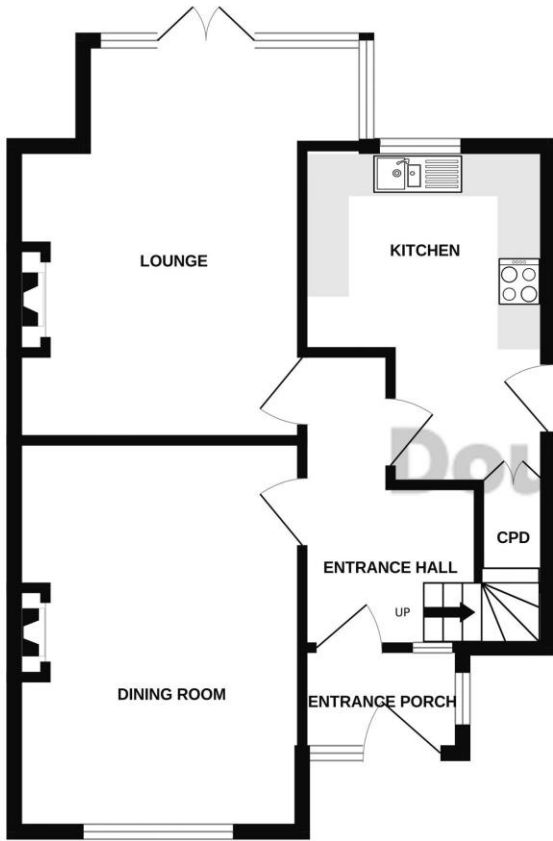
The property is approached over a double width driveway providing ample off-road parking & access to the front Entrance Porch. There is a combination of low-brick walling & hedging to the front elevation, and access to the side elevation leading to the Rear Garden.

## **Outside Rear**

A large private & enclosed established rear garden which is laid mainly to lawn with a paved area & walkway leading to the rear of the garden. There garden features a pond, a variety of established & mature trees, shrubs, hedging & plants to the surrounds, and includes two garden shed buildings.



GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.

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 - best rating code	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(15-38)	F		
Least energy efficient - worst rating code	G		

England & Wales EU Directive 2002/91/EC  
www.epra.co.uk



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