



£170,000

🔑 TENURE: Freehold

📊 EPC RATING: C

£ COUNCIL TAX BAND: A

Stafford

Blakiston Street
Stafford Staffordshire



Why settle for a new build when you can have a property finished to a high specification in a popular location, conveniently close to the hospital, town centre amenities, and excellent transport links?

This beautifully presented home is a true testament to its owner. The accommodation includes an entrance hall, a bright and spacious living room, and a modern fitted kitchen/dining room. Upstairs, you will find a modern family bathroom and two generously sized bedrooms. Externally, this home is quite deceptive. It is set back from the road behind a small, gated forecourt garden, and features a long rear garden, perfect for unwinding after a long day. The garden boasts a lovely, paved patio and a large, well-established lawn with gated rear access. This home is truly impressive, so book your viewing today to see this fabulous property for yourself!

- Impressive Traditional Terraced Home
- Bright Spacious Living Room
- Modern Fitted Kitchen/Dining Room
- Two Bedrooms & Modern Family Bathroom
- Large Rear Garden & Forecourt Garden
- Great Location Close To Stafford Town Centre

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 entrance door and having stairs off, rising to the first floor landing & accommodation, radiator, and wood effect flooring.

Living Room 14' 2" x 11' 1" (4.33m x 3.37m)

A spacious & light reception room which features wood effect flooring, a useful storage cupboard, radiator, and a double glazed window to the front elevation.



Kitchen & Dining Space 8' 5" x 14' 2" (2.56m x 4.32m)

The kitchen features a modern & matching range of fitted wall, base & drawer units with fitted work surfaces over and incorporating an inset sink/drainer with mixer tap over, and offering ample space for kitchen appliances. The room also benefits from having wood effect flooring, radiator, a double glazed window to the rear elevation and a double glazed rear door.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

First Floor Landing

Having a loft access point and a radiator.

Bedroom One 10' 7" x 14' 3" (3.23m x 4.34m)

A double bedroom with a useful built-in cupboard, a radiator and a double glazed window to the front elevation.

Bedroom Two 12' 3" x 7' 7" (3.73m x 2.31m) maximum measurements

A second good sized double bedroom, also having a built-in cupboard which houses a wall mounted gas central heating boiler, a radiator and a double glazed window to the rear elevation.

Bathroom 9' 4" x 6' 5" (2.84m x 1.96m)

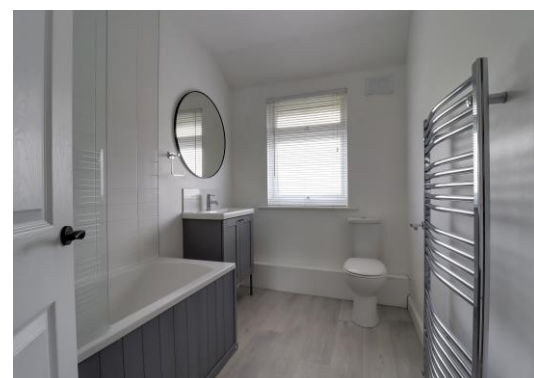
Fitted with a contemporary styled wite suite which consists of a low-level WC, a vanity style wash basin set into top with mixer tap over & storage beneath, and a panelled bath with mixer ap and shower attachment. The bathroom also benefits from having wood effect flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

Outside Front

The property sits behind a decorative gravelled forecourt garden with a pedestrian gate and pathway providing access ot the front entrance door.

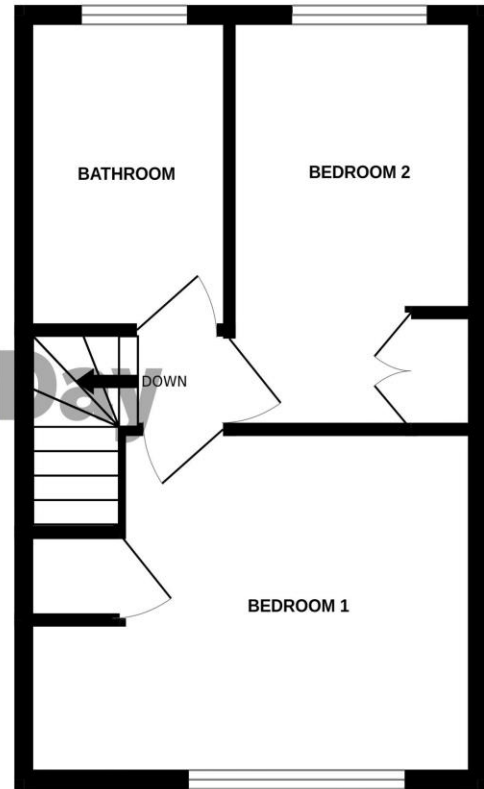
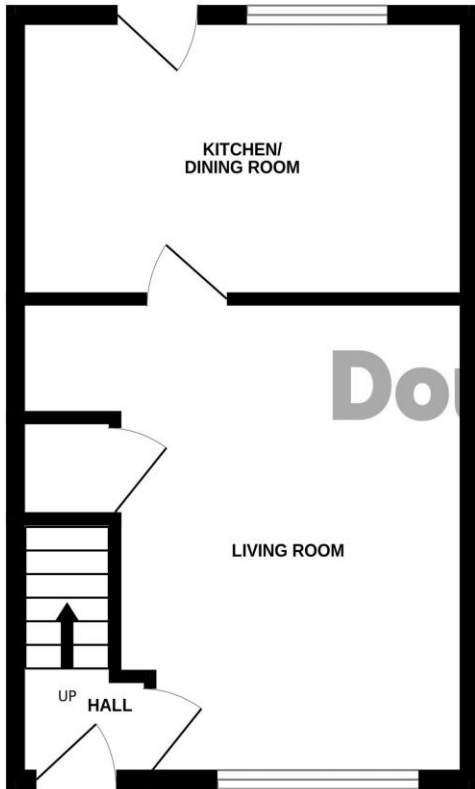
Outside Rear

A well maintained & established rear garden which features a paved patio outdoor seating area leading onto a long lawned garden with a pathway leading to gated access to the rear.



GROUND FLOOR

1ST FLOOR



Dourish & Day

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 Metropix ©2024

Energy Efficiency Rating		Current	Potential
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Full energy efficient - higher heating needs England & Wales www.ecra.co.uk		71	
		EU Directive 2002/91/EC	



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk