



£180,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

## Western Downs Stafford

Danby Crest Western Downs  
Stafford Staffordshire



**Looking for your first home and can't wait to get stuck into creating your very own castle? Well, come and take a look at this perfect starter home on Danby Crest! Located on a lovely road in Western Downs within easy reach of local amenities and Stafford town centre this home is sure to be very popular.**

Internally the layout comprises of an entrance hall, spacious living room which opens directly into the kitchen/dining room which spans the full width of the rear of the house, three bedrooms and a family bathroom. Meanwhile outside the property benefits from a driveway and lawned front garden as well as a rear garden.

- Ideal First Time Buyers Property
- Lovely Sized Semi-Detached Home
- Spacious Living Room & Kitchen/Diner
- Three Bedrooms & Bathroom
- Off Street Parking
- Front & Rear Gardens

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 Hall

Accessed through a U PVC entrance door with a full height double glazed side panel and having stairs to the first floor accommodation and a radiator.

## Living Room 15' 1" x 11' 8" (4.60m x 3.56m)

A good sized reception room which features an electric fire set within a decorative wooden surround, radiator and a double glazed window to the front elevation.

## Kitchen/Diner 9' 1" x 14' 8" (2.76m x 4.47m)

Another sizable room spanning the full width of the property fitted with a range of wall, base and drawer units with work surfaces which incorporates a sink drainer unit with mixer tap and integrated appliances which include an oven with hob above, fridge and freezer. The room also benefits from having a useful storage cupboard, tiled flooring, radiator, double glazed window to the rear elevation, double glazed side door and double glazed double doors leading to the rear garden.



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## First Floor Landing

Having access to loft space, airing cupboard and a double glazed window to the side elevation.

## Bedroom One 11' 1" x 8' 8" (3.38m x 2.65m)

A double bedroom featuring a built in wardrobe with sliding mirror doors, radiator and double glazed window to the front elevation.

## Bedroom Two 10' 6" x 8' 5" (3.21m x 2.57m)

A second double bedroom having a radiator and double glazed window to the rear elevation.

## Bedroom Three 8' 11" x 5' 10" (2.73m x 1.78m)

Having a radiator and double glazed window to the front elevation.

## Bathroom 5' 10" x 5' 11" (1.78m x 1.81m)

Fitted with a suite consisting of a panelled bath with mixer taps and shower attachment with glazed screen, pedestal wash hand basin and a WC. Part tiled walls and double glazed window to the rear elevation.

## Outside - Front

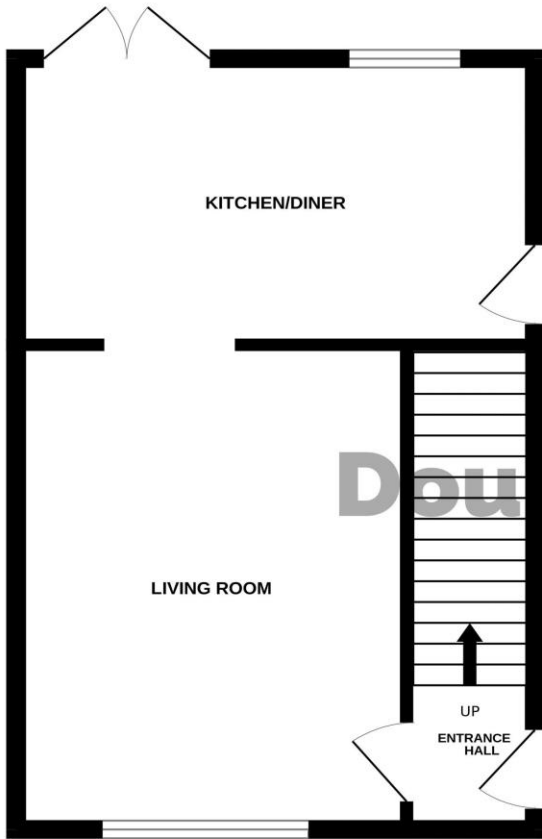
To the front of the property there is a lawned front garden and a driveway allowing for off street parking.

## Outside - Rear

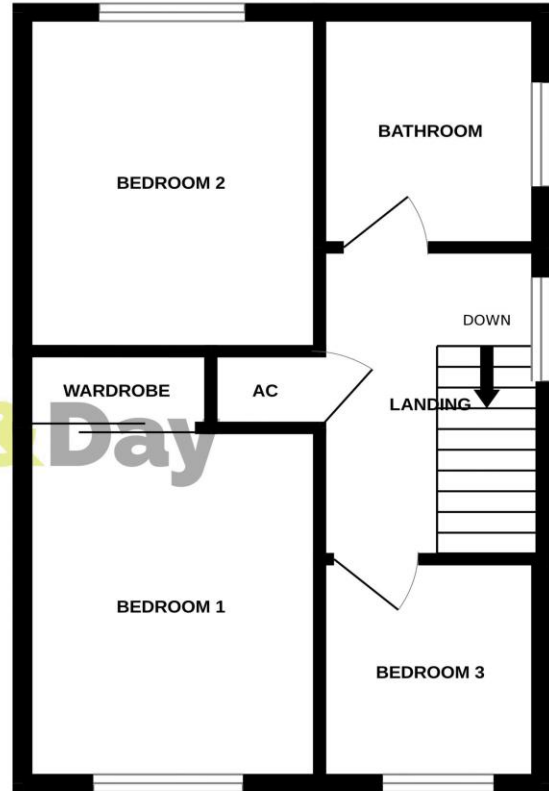
Having a lawned garden and two paved seating areas.



GROUND FLOOR



1ST FLOOR



Dourish & Day

| Energy Efficiency Rating                      |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - overall rating 92-100 | A |         |           |
| 81-91   | B |         |           |
| 69-80   | C |         |           |
| 55-68   | D |         |           |
| 39-54   | E |         |           |
| 21-38   | F |         |           |
| 1-20  | G |         |           |
| Low energy efficient - overall rating 82-85   |   | 69      | 88        |

England & Wales EU Directive 2002/91/EC  
www.epcrea.com

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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