

£180,000

🔑 TENURE: **Freehold**

☰ EPC RATING: **D**

£ COUNCIL TAX BAND: **A**

## Stafford

Izaak Walton Close  
Stafford Staffordshire



*If you're in search for a property you can make your own with having little work, then look no further than this end terraced home on Izaak Walton Close! The house is situated perfectly for Stafford Town Centre and all the commuting links attached to a busy County Town and to the M6, making this a perfect investment opportunity. Being newly refurbished with a new boiler and central heating recently installed.*

Internally, the accommodation consists of the following; a entrance hall, lounge, kitchen/diner, lobby, guest WC and sun room/conservatory with a Study/Day room or Office, all on the ground floor. Whilst upstairs, there are two double bedrooms and a bathroom. Meanwhile, externally the house benefits from off -street parking and a rear garden with a garage and outhouse.

- End Terraced House
- Living Room & Kitchen/Diner
- Rear Lobby, Guest WC & Sun Room
- Two Bedrooms & Bathroom
- Front Driveway Parking & Rear Garden
- 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 Hall

A front facing double panelled door opens to a wooden tiled entrance hall, having a window to the side elevation and stairs to first floor accommodation.

## Living Room 13' 0" x 13' 0" (3.95m x 3.97m)

With a decorative fire surround and tiled inset, double glazed window to the front elevation

## Kitchen / Diner 8' 11" max x 16' 3" max (2.71m max x 4.95m max)

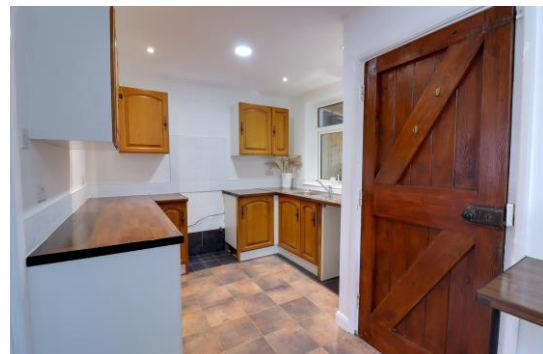
Having fitted worktops with inset sink drainer unit and a range of base and eye level units. Space for cooker, washing machine, tall fridge/freezer, and dishwasher. Radiator, tiled floor and tiled splash-back. A sleek, wooden breakfast bar. Two double glazed windows to the side and rear elevation.

## Lobby

Tiled floor, doors to the conservatory, day room and guest WC.

## Guest WC 2' 7" x 5' 5" (0.80m x 1.65m)

Having a suite consisting of a modern two in one WC, tiled floor and double glazed window to the side elevation



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## Sun Room/Conservatory

A fabulous conservatory with insulated wood panelled walls and ceiling, newly fitted double glazed windows and doors, giving views and access to the rear garden. Versatile room.

## Study/Day room/Office 6' 5" x 7' 9" (1.96m x 2.36m)

A Versatile room with painted exposed brick to some of the walls with an insulated ceiling, a bed, space for desk or wardrobe, double glazed window to the side elevation.

## First Floor Landing

With access to loft space and a double-glazed window to the side elevation.

## Bedroom One 10' 8" x 13' 1" max (3.24m x 3.98m max)

Having an airing cupboard, a nice sized walk-in wardrobe, a radiator and double glazed window to the front elevation.

## Bedroom Two 11' 6" x 9' 0" (3.50m x 2.75m)

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

## Bathroom 8' 4" x 6' 11" (2.54m x 2.11m)

Lovely spacious bathroom having a suite comprising of an L shaped panelled bath with bath shower and glass shower screen. With wash hand basin cabinet and modern WC. Tiled floor with partially tiled walls. It also has a newly fitted wall mounted chrome heated towel rail. A double-glazed window to the side elevation.

## Garage

A single garage/storeroom with light and sockets. Up over door to the front. Please note – The access to the garage is from the side of the house and may not be suitable, due to the width of the opening, for some vehicles to access the garage. It is recommended that buyers assess the opening whilst viewing to see if it is possible for their own vehicle to access the garage.

## Outbuilding

At the rear of the garage is a large outbuilding with solid walls and floor which can be used for storage or seating in summer months

## Outside – Front

Ample off road parking for several vehicles. The property is approached over a gravelled frontage which leads down the side of the property to the rear garden.

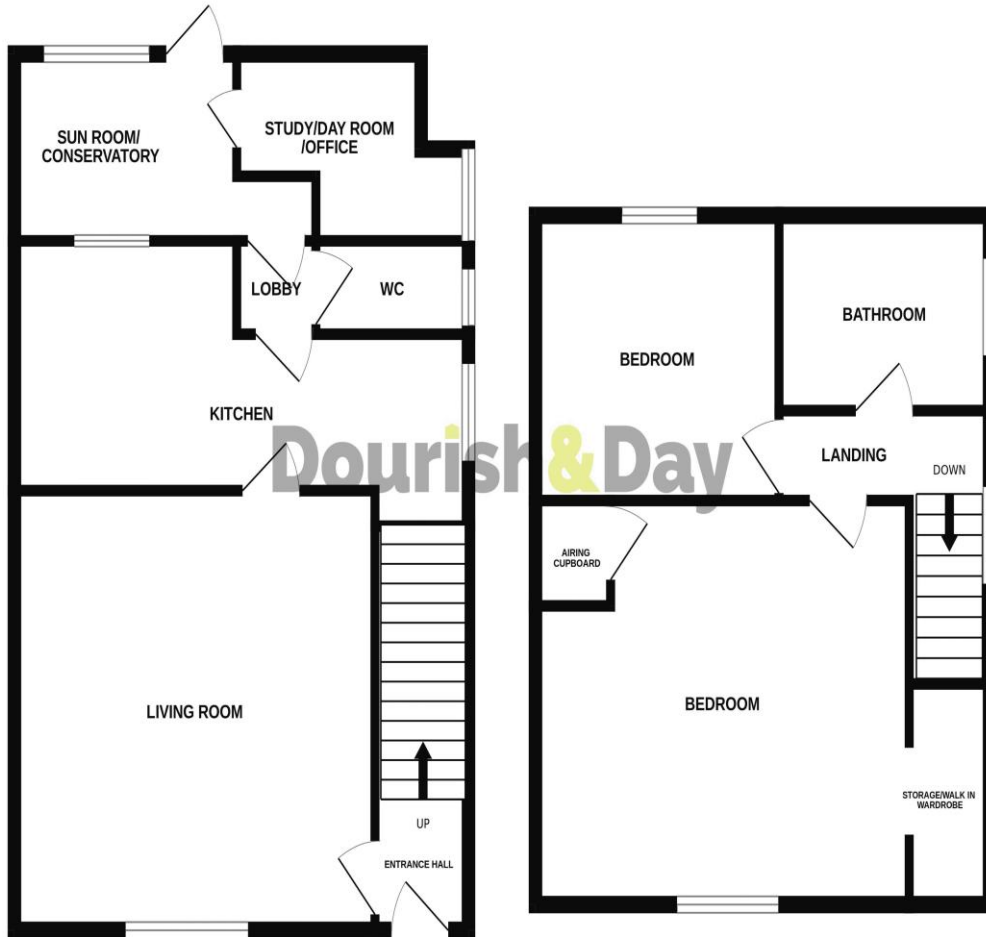
## Outside – Rear

The private rear garden boasts a good sized seating and entertaining area and the outbuilding could also be used as summer room. Rear garden is mainly paved with planting areas.

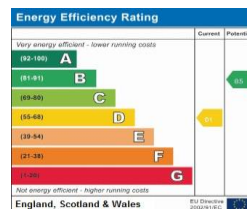


GROUND FLOOR

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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