

Offers Over £270,000

 TENURE: Freehold

 EPC RATING: E

 COUNCIL TAX BAND: C

## Stafford

Highdale Newport Road  
Stafford Staffordshire



**READY TO MAKE YOUR OWN!** If your *WISH LIST* has the following: *spacious rooms, three bedrooms, private rear garden, walking distance to Stafford's mainline railway station, near the Town Centre and with the opportunity to add your own flare then we think we may have found the property for you.*

This home beautifully positioned and internally comprises of an entrance hall, guest WC, living room, dining room, conservatory, kitchen, breakfast room, utility, and veranda all on the ground floor. Upstairs is where you will find the three bedrooms and shower room. Outside is that well established plot which offers both front and rear gardens and a two garages and a carport which are located to the rear of the house.

- Traditional Semi-Detached Family Home
- Requires Modernisation Throughout
- Living Room, Dining Room & Conservatory
- Kitchen, Breakfast Room & Utility
- Three Bedrooms & Shower Room
- Well Established Garden Plot with Two Garages & Carport

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 featuring Parquet style wood flooring, a useful storage cupboard, stairs off, rising to the First Floor Landing & accommodation, a radiator, a double glazed window to the side elevation, and internal door(s) off, providing access to;

## Guest WC 4' 6" x 2' 7" (1.37m x 0.79m)

Fitted with a suite comprising of a low-level WC, and a wash hand basin with mixer taps. There is also, ceramic tiled flooring, and a double glazed window to the side elevation.

## Living Room 14' 10" x 11' 10" (4.51m x 3.60m) (measured INTO bay window recess)

A good sized reception room, featuring a double glazed bay window to the front elevation, and having a radiator.

## Dining Room 11' 5" x 10' 10" (3.48m x 3.29m)

A second reception room having double doors leading through into the Conservatory, and a radiator.

## Conservatory 10' 2" x 7' 2" (3.10m x 2.19m)

Having tiled effect flooring, two double glazed windows, and a double glazed door leading out into the garden.

## Breakfast Room 6' 9" x 11' 2" (2.06m x 3.40m)

Having a door leading out into the Veranda, a radiator, and two windows.



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**Kitchen** 9' 0" x 7' 10" (2.74m x 2.39m)

Fitted with wall, base & drawer units, and a work surface incorporating an inset sink with drainer & mixer tap, and appliances which include an integrated oven & hob with space for a dishwasher. The room also has ceramic tiled flooring, and a double glazed window to the side elevation.

**Utility Room** 5' 4" x 7' 3" (1.63m x 2.21m)

Fitted with base units with a work surface over incorporating an inset sink with drainer & mixer tap, and space to accommodate a washing machine. The room also has ceramic tiled flooring, and a double glazed window to the rear elevation.

**Veranda** 8' 8" x 8' 4" (2.64m x 2.55m)

Fitted with wall-to-wall windows and having front & rear facing doors.

**First Floor Landing**

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

**Bedroom One** 13' 5" x 10' 0" (4.08m x 3.05m)

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

**Bedroom Two** 11' 5" x 10' 9" (3.47m x 3.27m)

A second double bedroom fitted with a vanity wash hand basin, and having a double glazed window to the rear elevation, and radiator.

**Bedroom Three** 7' 1" x 6' 10" (2.16m x 2.08m)

Having wood effect flooring, a storage cupboard, radiator, and a double glazed window to the side elevation.

**Shower Room** 8' 6" x 7' 11" (2.58m x 2.42m) (maximum measurements)

Fitted with a suite comprising of a low-level WC, a pedestal wash hand basin, and a shower cubicle housing an electric shower. There is also tiled effect flooring, a chrome towel radiator, and two double glazed windows.

**Outside Front**

The property is approached over a driveway which provides off-street parking and sits behind a long lawned front garden with a pathway leading up to the front entrance door.

**Outside Rear**

A well-established rear garden that features a gravelled garden area, a further small lawned garden area, and large well stocked planting beds. There is also a gated rear access leading out to the Garages & Carport.

**Garages & Carport**

Both garages have up and over access doors to the front elevation, one of which benefits from having both power & lighting installed. The garages are accessed via a rear service road which we understand has right of way.

**ID Checks**

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



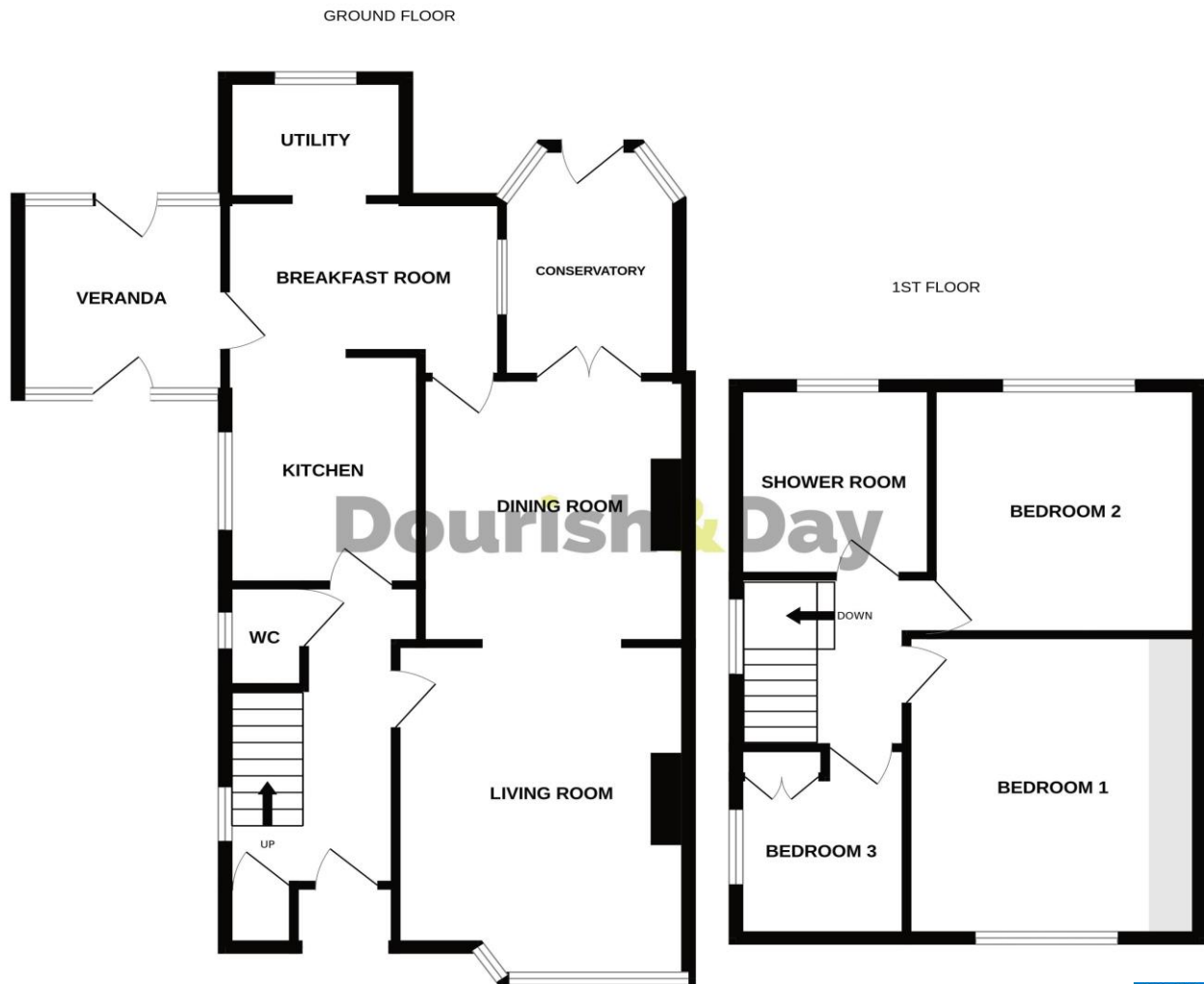
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		
Energy efficient - lower running costs	Current	Potential
A (92+)		84
B (81-91)		
C (69-80)		
D (55-68)		
E (49-54)		
F (39-48)		
G (31-38)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epcreg.com		



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