





**\*\* SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME \*\* FRONT AND REAR GARDENS \*\* NO CHAIN \*\* POTENTIAL TO IMPROVE \*\***

This semi-detached property features three bedrooms and kitchen/dining space, offering an abundance of potential. The internal layout includes a hallway, lounge, kitchen/diner, landing, three bedrooms, and a family bathroom.

Conveniently positioned just on the outskirts of the Town Centre, the property provides easy access to local amenities such as shops, schools, and a leisure center. Only a short drive to the center of Uttoxeter and offers straightforward access to the A50, connecting to major road networks, including the M1 and M6.

Viewings are available by appointment only and can be arranged by contacting ABODE Estate Agents.



## Hallway

With a front entry door leading into, panelled window to the front elevation, staircase rising to the first floor landing, central heating radiator, meter cupboard, housing the main circuit, board, gas meter and electric meter, internal doors, lead to:

## Kitchen/Diner

With 2x UPVC glazed windows to the rear elevation, the kitchen features a range of matching base and eye-level storage cupboards and drawers with drop edge preparation work surfaces. Integrated appliances include a stainless steel sink and drainer, freestanding four ring hob with gas electric grill and cooker, the focal points of the room being the gas fireplace, useful under stairs pantry cupboard with a side elevation frosted window and eye level shelving. External door to the side elevation leads to the rear.

## Lounge

With a UPVC double glazed window to the front elevation, central heating radiator and the focal points of the room being the gas fireplace and tiled hearth.

## Landing

With a UPVC double glazed frosted glass window to the side elevation, access to loft space via loft hatch, airing cupboard housing the hot water immersion tank with eye level shelving, internal door entries, lead to:



## Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator and built-in wardrobe with hanging rails, shelving and sliding door.

## Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator, built-in cupboard with eye level shelving and hanging rails and a further overhead storage cupboard







### Bedroom Three

With a UPVC double glazed window to the front elevation and central heating radiator

### Bathroom

With a UPVC double glazed frosted window to the rear elevation, featuring a three-piece family bathroom suite, comprising of low-level WC, pedestal wash, hand basin panel bath unit with shower over and central heating radiator

### Outside

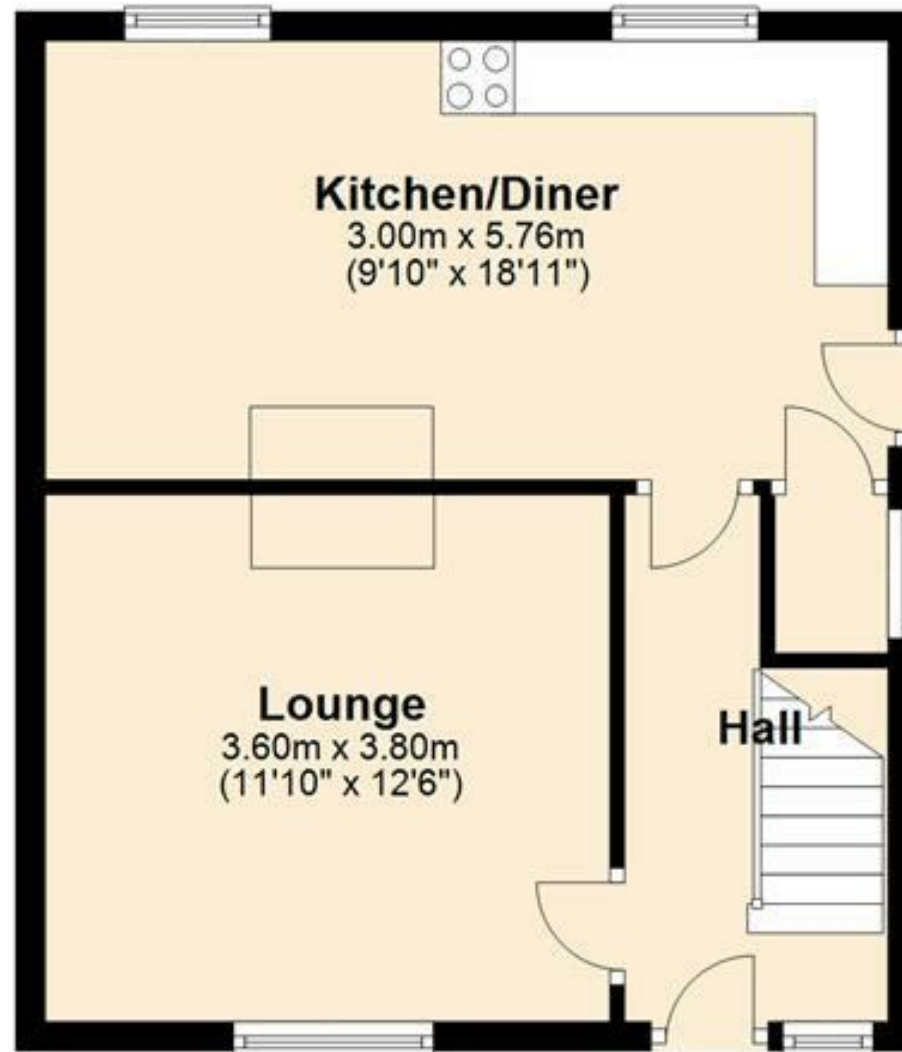
To the front elevation is paving providing ample off road parking and a laid to lawn garden with boundary hedging. To the side are two useful outbuildings with a Perspex canopy roof. The rear garden which is mainly laid to lawn throughout with entertaining paved patio area and a timber frame garden storage shed. The boundary fence panels have concrete posts and house a variety of soil beds and mature plants and shrubs.







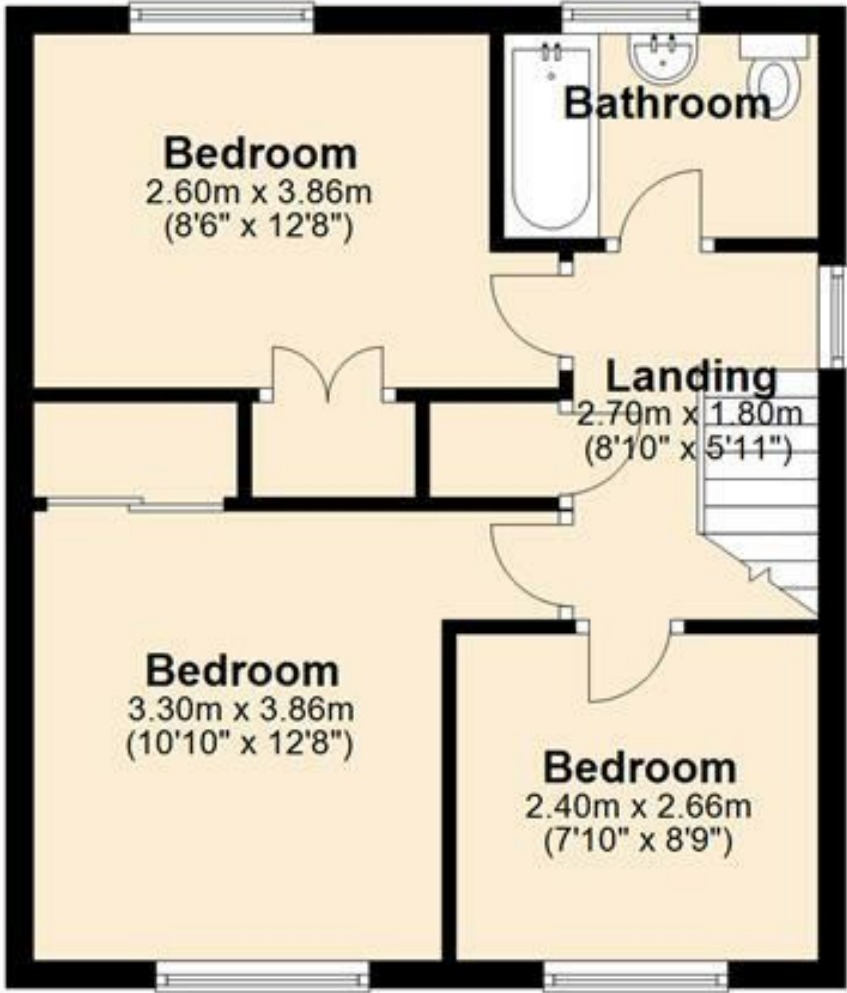
## Ground Floor

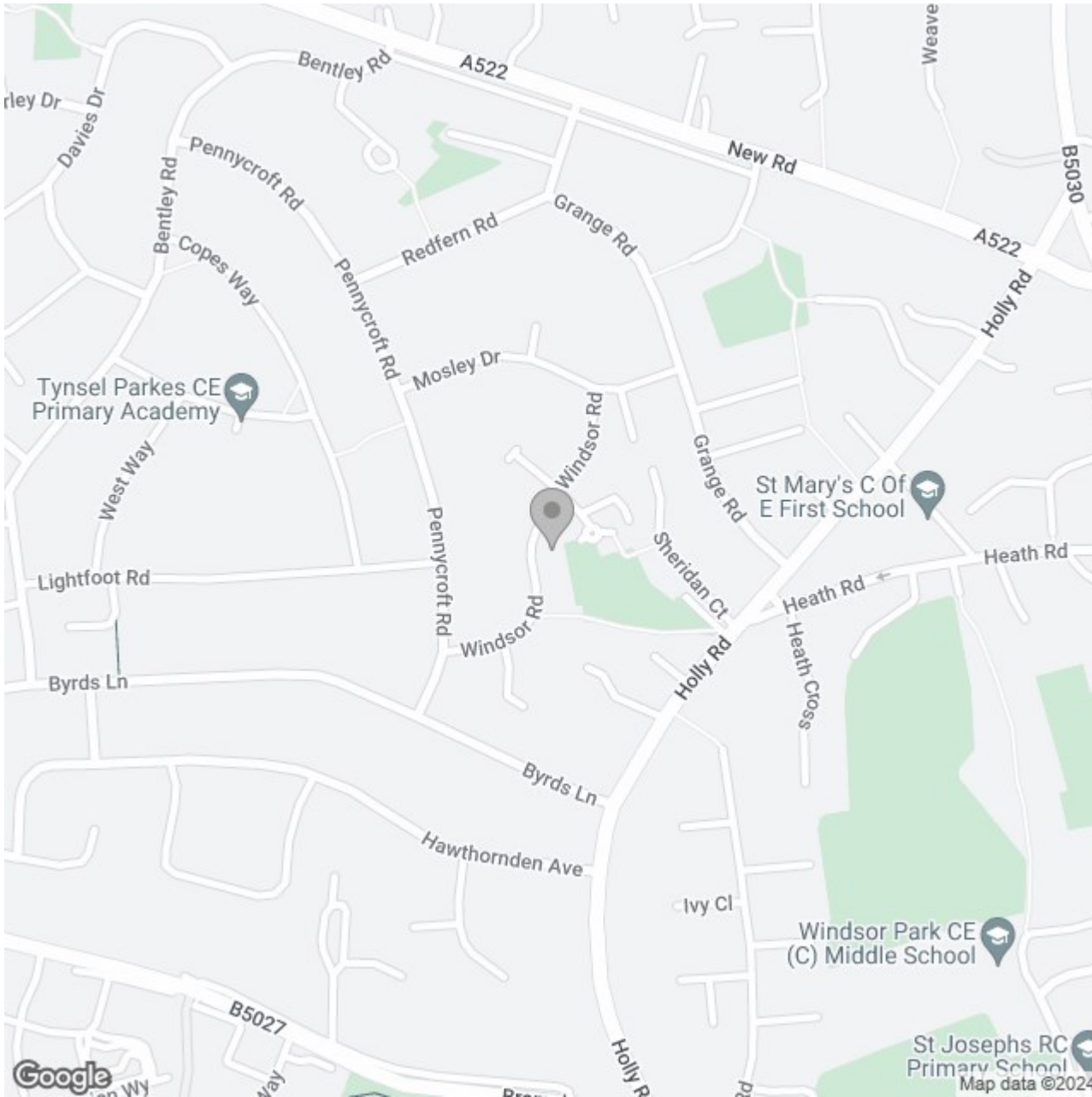


Please use as a guide to layout only. They are not intended to be to scale.  
Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.



# First Floor





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	