

Stanley Crescent

Uttoxeter, ST14 7BD



Beautifully presented home perfect for first time buyers or small families set on a large corner plot with extensive parking and a proper garage that you can actually get a car in. Having been refurbished throughout including updated electrics, a new central heating boiler and brand new bathroom.

£220,000

John German

Entrance to the property is to the side of the house with a part double glazed entrance door with a full height opaque glazed side panel opening into the entrance lobby with laminate flooring, stairs to the first floor and modern glazed internal doors leading to the ground floor living accommodation.

The living room sits to the front of the house with a bow window overlooking the front garden, window to the side and laminate flooring.

The kitchen is located to the rear fitted with a comprehensive range of base and eye level units with roll edge worksurfaces and matching breakfast bar, tiled splashbacks, inset one and a half bowl sink unit with mixer tap, tiled splashbacks, built-in oven, four ring halogen hob above and spaces for a fridge freezer and a washing machine. There is tiled flooring and a built-in under stairs storage cupboard. A window and entrance door opens into the brick built conservatory having French doors opening out onto the garden, a contemporary vertical radiator and vinyl flooring.

On the first floor a central landing has a built-in over stairs storage cupboard, fitted carpeting and doors leading to three bedrooms - two double bedrooms and a good sized single bedroom along with the family bathroom which has been refitted with a contemporary suite comprising concealed flush WC, vanity wash basin and a panelled bath with shower over and glass screen. Full height water proof panelling, matt black heated towel rail and a window to the side.

Outside the property is sat at the head of the cul-de-sac with a newly tarmaced driveway with a wide, newly gravelled border. To the side of the house are tall wrought iron gates providing access to secure off road parking and to the large detached single garage with power and lighting connected plus a courtesy door to the rear garden. Another secure side gate leads into the rear garden being mainly laid to lawn with a paved patio area and a large concrete base to the rear of the garage for a garden shed or for use as a second seating area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01082025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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