

Cheadle Road

Uttoxeter, ST14 7BX



Traditional, fore courted, semi-detached property retaining a wealth of character and features, providing deceptively spacious accommodation over three floors, located in a popular area within easy reach of local amenities and the town centre.

£182,500



John German

Viewing of this lovely, traditional home is strongly recommended to appreciate its layout, charm and convenient position. An ideal first home, step up or down the property ladder or a Buy to Let investment.

Situated within easy walking distance of the Tesco Express mini supermarket and a public house, plus schools. The town centre is also in easy reach where you will find a range of amenities, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, multi-screen cinema and a modern leisure centre. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Stoke-on-Trent.

Accommodation - A uPVC part-obscured double glazed door leads to the pleasant dining room which has a front-facing window, stairs rising to the first floor, and a focal fireplace with feature surround.

Behind, is the good sized lounge that has two side-facing windows and the same matching laminate flooring as the dining room.

The fitted kitchen has a range of base and eye level units, with work surfaces and an inset sink unit set below a side-facing window, a range stove (available by separate negotiation) with stainless-steel splashback and hood, an integrated fridge/freezer and space for further appliances.

Access can easily be reinstated to lead to the rear staircase, which also benefits from an under stairs storage cupboard, and a doorway leads to the utility space which has fitted work surfaces, washer and dryer (both available by separate negotiation), space for appliances plus a door to the enclosed courtyard.

To the first floor, the landing has two side-facing windows providing ample natural light, and a door leading to the stairs of the first floor. The rear bedroom has a quite unique feature of its own staircase to the ground floor. Completing the accommodation on this floor is the luxury bathroom, fitted with a white, modern four-piece suite with tiled walls and waterfall taps, whilst incorporating both a panelled bath and a separate, corner shower cubicle.

On the second floor, the spacious accommodation is divided into two inter-connecting rooms, ideal as a master bedroom and dressing room, or occasional bedroom. Having exposed beams, plus natural light provided by a skylight and a rear-facing window.

Outside, to the side is a block-paved courtyard providing a pleasant seating and entertaining area, plus access to a useful brick-built store and outside WC. To the front, there is a gravelled forecourt and a brick path extending to the side of the property.

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: Standard

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Cable

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

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

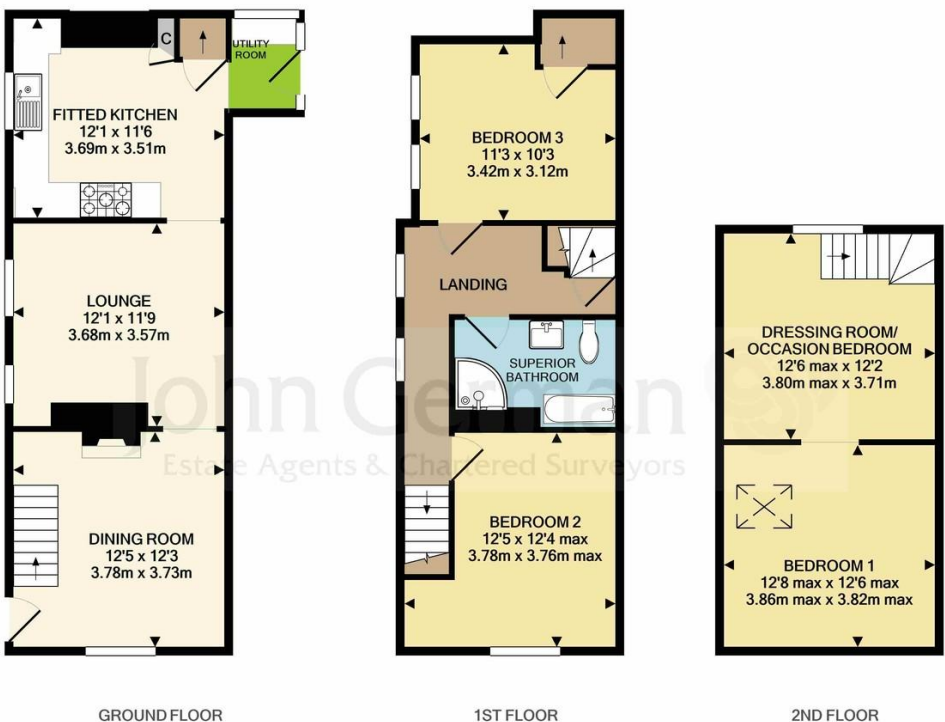
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

Our Ref: JGA/13082025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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