Leighton Road Uttoxeter, ST14 8BL





in a popular area within close proximity to local amenities and the town centre.

£182,000



For sale with no upwards chain involved, viewing and consideration of this well-proportioned home is essential to appreciate its room dimensions and layout, scope to move straight into and make the house your own home, and its extremely convenient location. An ideal first step onto the property ladder, downsize, or Buyto-Let investment.

Situated on the edge of the always in-demand Birdland development with easy walking distance to the convenience shop found on the estate, the town centre with its wide range of amenities is also close by.

Accommodation:

A uPVC part obscure double glazed entrance door opens to the enclosed porch, having a useful built-in storage cupboard, and a part glazed door leading to the welcoming hallway. Having stairs rise to the first floor and a useful understairs recess, and doors leading to the ground floor accommodation, plus a walk-in cloaks/storage cupboard.

The spacious lounge/dining room extends to the full width of the property, having a focal fireplace in the lounge area as well a window overlooking the garden, and wide sliding patio doors in the dining area enjoying a pleasant outlook over the garden and beyond, plus direct access to the patio.

To the front of the home is the fitted kitchen, having a range of base and eye levels units with worksurfaces and an inset sink unit set below the window, a fitted gas hob with an extractor over and electric oven under, plumbing for a washing machine, and space for a fridge/freezer.

To the first floor, the landing has a window providing natural light and two built in storage cupboards, one of which houses the combination gas central heating boiler. Doors lead to the two rear facing good size bedrooms, both able to easily accommodate a double bed, also benefitting from built in wardrobes. Finally, there is the fully tiled fitted bathroom which has a white suite incorporating a panelled shower bath with a mixer tap and electric shower over, fitted glazed screen and a front facing window.

Outside:

To the rear a paved patio provides a lovely seating and entertaining area enjoying a degree of privacy, with a dwarf wall and gate leads to the enclosed garden which is laid mainly to lawn, providing a blank canvas to landscape as you wish. There is also space for sheds and a gate leading to the front.

To the front is a garden laid to lawn with established borders. A tarmac driveway provides off road parking.

What3Words - villa.develops.contemplate

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: Driveway Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas

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

Broadband type: TBC

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

Our Ref: JGA03092025

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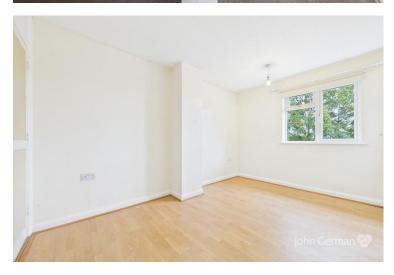
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