



91 Uttoxeter Road

ST11 9NR

Offers In The Region Of £165,000



2



1



1



STEPHENSON BROWNE

Welcome to this charming semi-detached house located on Uttoxeter Road in the sought-after village of Draycott, Stoke-On-Trent.

This delightful property boasts spacious accommodation comprising of a lounge, separate dining room, large fitted breakfast kitchen, conservatory and two bedrooms and three piece bathroom suite to the first floor.

The house is equipped with UPVC double glazing and gas central heating and also benefits from no onward chain.

One of the highlights of this property is the large rear garden that enjoys the picturesque views overlooking the beautiful fields.

This property also benefits from off-road parking on the driveway and is conveniently located for the A500/A50 having excellent road links to both Staffordshire and Derby whilst enjoying a semi-rural location adding to its appeal.

Don't miss out on the opportunity to make this lovely house your home, book a viewing today and experience the charm and comfort this property has to offer.

Council Borough: Staffordshire Moorlands
Council Tax Band: B
Tenure: Freehold



Ground Floor

Entrance

Lounge
11'10" x 10'9"

Dining Room
14'1" x 11'8"

Kitchen
13'9" x 13'0"

Conservatory
12'3" x 9'0"

First Floor

Landing

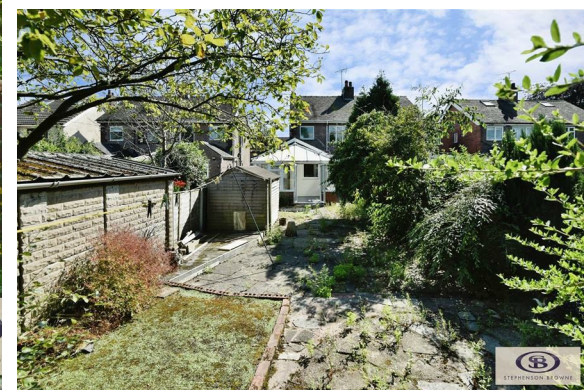
Bedroom 1
14'3" x 12'6"

Bedroom 2
11'8" x 8'9"

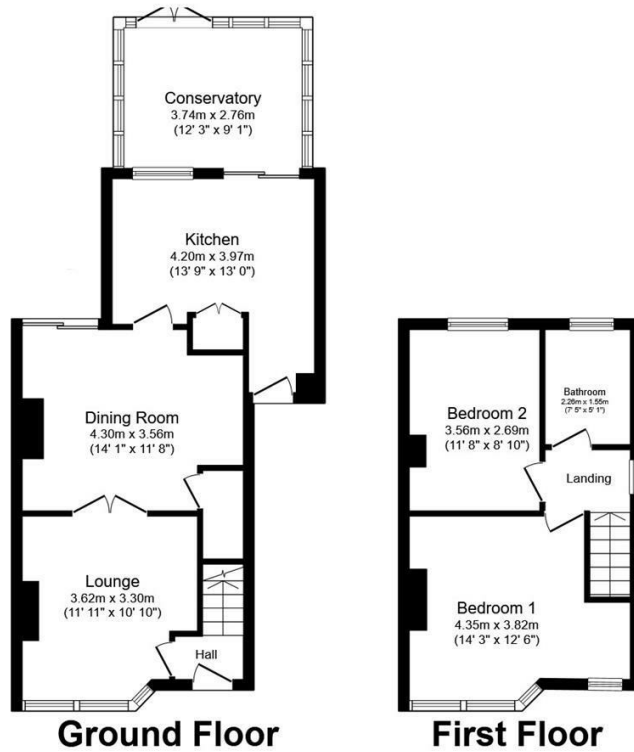
Bathroom
7'4" x 5'1"



- Charming Semi Detached House
- Two Bedrooms
- Lounge
- Dining Room
- Fitted Breakfast Kitchen
- Conservatory
- First Floor Bathroom
- Off Road Driveway Parking
- Large Rear Garden Overlooking Stunning Field Views
- Semi Rural Village Location of Draycott



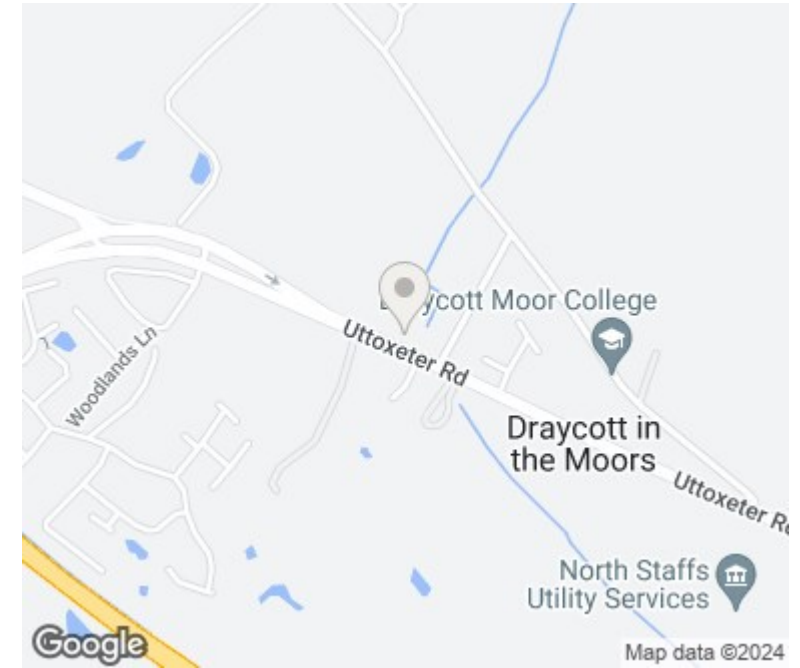
Floor Plan



Total floor area 85.4 m² (919 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

56 Merial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW
 Telephone: 01782 625734 Email: sandbach@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk