

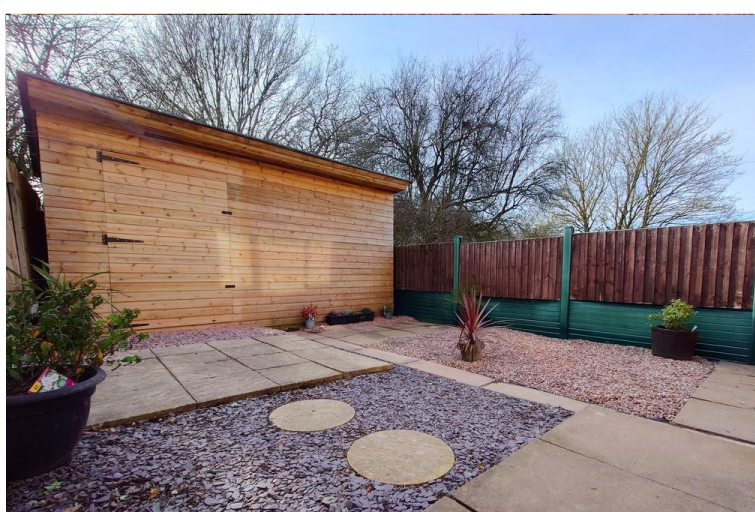
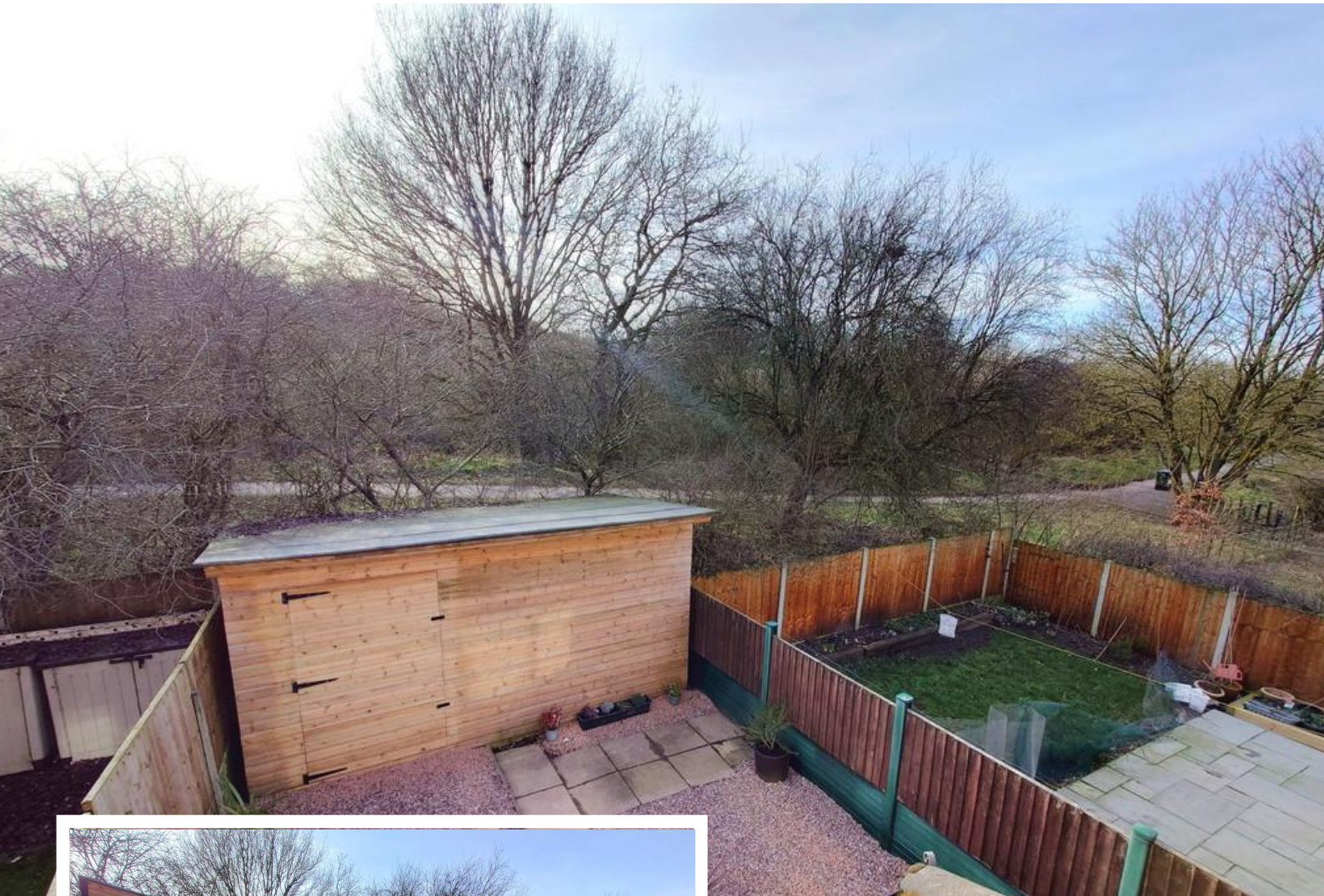


**Uffington Parade**  
**Stoke-on-Trent, ST2 0BB**

- A MID TOWN HOUSE
- THREE BEDROOMS
- NO CHAIN, BEAUTIFULLY PRESENTED
- LOUNGE, KITCHEN/ DINING ROOM
- BEAUTIFUL REAR WOODLAND OUTLOOK
- LOVELY LANDSCAPED PRIVATE REAR GARDEN
- UPVC D/G & GAS C/HEATING
- NICE TUCKED AWAY LOCATION

**£135,000**





## Property Description

### INTRO

New on the market, a mid townhouse in an ideal tucked away location, with **THREE BEDROOMS** and **NO CHAIN!** Viewing essential of this property with some further potential to make your own mark! Comprising entrance hall, spacious lounge, kitchen/diner, rear porch, three bedrooms and a first floor bathroom. Externally is a paved front (with potential to make a drive, subject to a dropped curb) and externally a well updated landscaped private rear paved garden with a wonderful woodland outlook. UPVC double glazing and gas central heating from a combi boiler. Viewing essential!

### DIRECTIONS

Please follow postcode ST2 0BB for Sat Nav/Google Maps. From the A5272 main road proceed down Thurston Way, turn right into Tiverton Road. Turn left into Utterby Side, and left into Uffington Parade, where the property can be seen on the right hand side, as identified by our For Sale sign.



## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door. Cupboard housing electrical consumer unit. Stairs to the first floor. Radiator. Door to:

### LOUNGE

15' 8" x 12' 4" (4.78m x 3.76m)

A spacious and beautifully presented living room, with window to the front, double radiator. Laminate flooring. Coving to the ceiling. Useful understairs storage cupboard.



### KITCHEN/ DINER

15' 8" x 9' 1" (4.78m x 2.77 m)

A fitted kitchen with feature breakfast bar area for a defined dining space (or space for a dining table if the kitchen was re-worked) comprising base and wall mounted cupboard units with worksurfaces over. Single drainer sink unit. Gas Range cooker, with extractor hood over, included in the sale. Coving to the ceiling. Space for tall fridge freezer. Cupboard housing Main Combi Eco gas boiler fitted approx 2016. Window to the rear. Splash back tiling. Door to:

### REAR PORCH/ O OUTBUILDINGS

6' 5" x 4' 1" (1.96m x 1.24m)

UPVC door and windows to the rear. A useful outbuilding/storage area.



### FIRST FLOOR LANDING

Store cupboard. Access to the loft.

### BEDROOM ONE

14' 7" x 8' 6" (4.44m x 2.59m)

Window to the front, radiator. Fitted wardrobe.

### BEDROOM TWO

12' 4" x 9' 3" (3.76m x 2.82m)

Window to the rear with nice woodland outlook, radiator. Fitted wardrobes.



### BEDROOM THREE

10' 3" x 7' (3.12m x 2.13m)

Window to the front, radiator. Useful overstairs store cupboard.

### BATHROOM

7' 6" x 5' 6" (2.29m x 1.68m)

Comprising a panelled bath, with mains pressured shower to the wall, low level W.C and wash hand basin. Two windows to the rear. Chrome towel radiator. Fully tiled walls and tiled floor.



## EXTERNALLY

### FRONTAGE

A paved front path, and a gravelled stone area, with further potential to improve or put in a driveway (subject to the curb being dropped). Side entry to the rear.

### REAR GARDEN

A well presented low maintenance rear garden, being paved patio and gravelled stone sections, enclosed with wall and fencing, and featuring a lovely woodland outlook, with a nice and private feel. Timber storage shed.



## VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

## FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

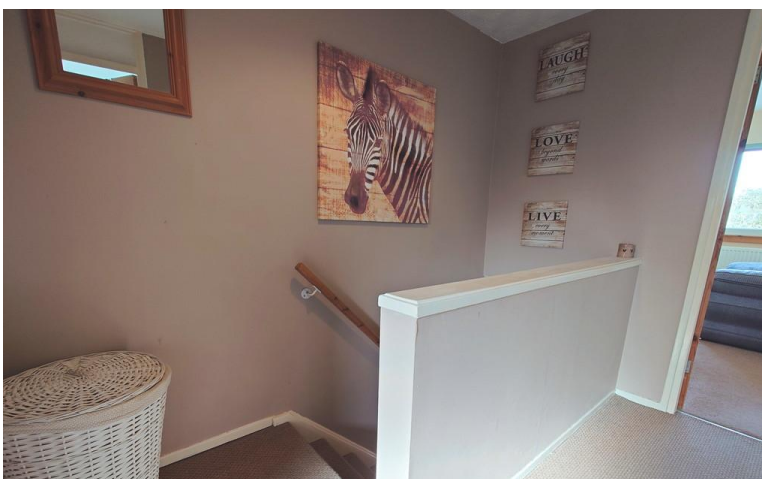


## MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

## VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including [Rightmove.co.uk](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .





LOCAL AUTHORITY  
Stoke-on-Trent City Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)  
Current: 75C Potential: 88B







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Visual Builder

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements