



Offers In Excess Of £200,000

3 Bedroom Semi-Detached House for sale  
25 Shipton Drive, Uttoxeter







## Overview

A fantastic 3 bed start-up home opportunity or BTL investment.



## Key Features

- South Facing Garden
- New Windows and Doors Installed in '24
- Popular Location
- Close to Excellent Local Amenities
- Off-Road Parking for 2 Vehicles
- Potential to Expand
- Ideal FTB, Home Move or BTL Investment
- Bi-Fold Doors to Rear Garden









Whether you're taking your tentative first steps onto the housing ladder, or a seasoned landlord looking to expand your portfolio, Shipton Drive should appeal to a wide range of buyers.

Located on a popular and well-established estate, providing easy access to local amenities and the town centre with its wide range of facilities.

Since ownership the current owner has upgraded the home in several areas with new flooring on the ground floor, new windows and doors all round (including Bi-folds in the lounge) cosmetic changes to the kitchen, new bathroom and Indian Stone patio - all within the last 5 years.

Access is via the side of the home within the car port into a central hallway with handy understairs storage. To the left is the kitchen, a light bright space with storage units to three sides of the room ensuring you're not lacking in storage or work surface area. There is also space for a free-standing fridge freezer, undercounter space for a dryer and plumbing for a washing machine.



The lounge is at the rear of the property and comfortably accommodates a range of furniture but the feature here are the bi-fold doors, perfect for the summer months to throw open and extend your living space out into the south facing garden.

Up onto the first floor are the 3 bedrooms and bathroom. Bedrooms 1 & 2 are good size double bedrooms with bedroom 3 a comfortable single. The bathroom is another recent addition and has shower over bath, vanity wash basin and toilet.

Outside, the frontage is largely low maintenance and there is an extra wide

driveway that easily accommodates 2 cars. The rear south facing garden is bounded by close board fencing and is a mix of Indian stone patio, lawn and planting beds.

The more discerning buyer may also an opportunity here, over time, to expand the living space either to the rear or, as others have done, to the side.

ANTI-MONEY LAUNDERING: Should a purchaser have an offer accepted, they will need to meet our legal requirements under Anti Money Laundering Regulations (AML). We use a specialist third-party service to verify your information, and the cost of these checks is £20 per person, which is paid in advance, when an offer is agreed and prior to a

### **Lounge**

13' 11" x 10' 9" (4.25m x 3.30m)

### **Kitchen**

10' 9" x 9' 10" (3.30m x 3.00m)

### **Bedroom 1**

13' 11" x 10' 9" (4.25m x 3.30m)

### **Bedroom 2**

10' 9" x 9' 10" (3.30m x 3.00m)

### **Bedroom 3**

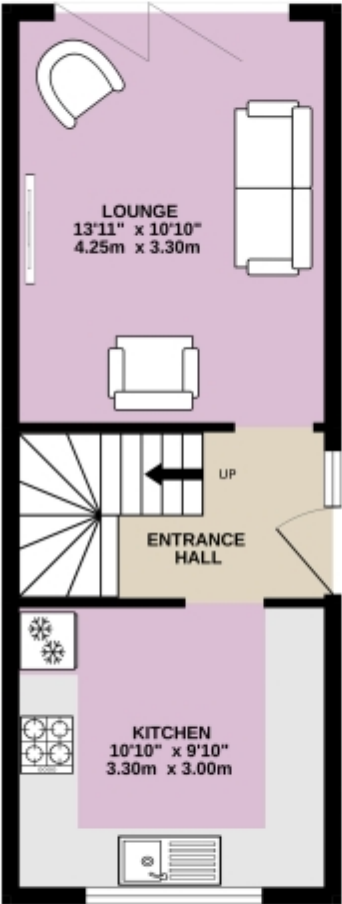
9' 0" x 8' 0" (2.75m x 2.45m)

### **Bathroom**

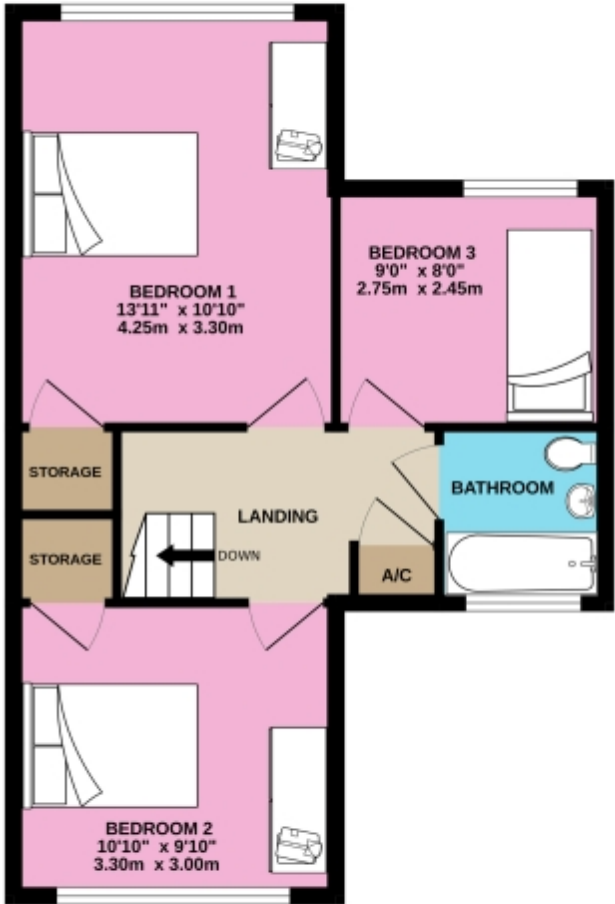
6' 6" x 5' 6" (2.00m x 1.70m)

# Floorplans

GROUND FLOOR  
321 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.6 sq.m.) approx.

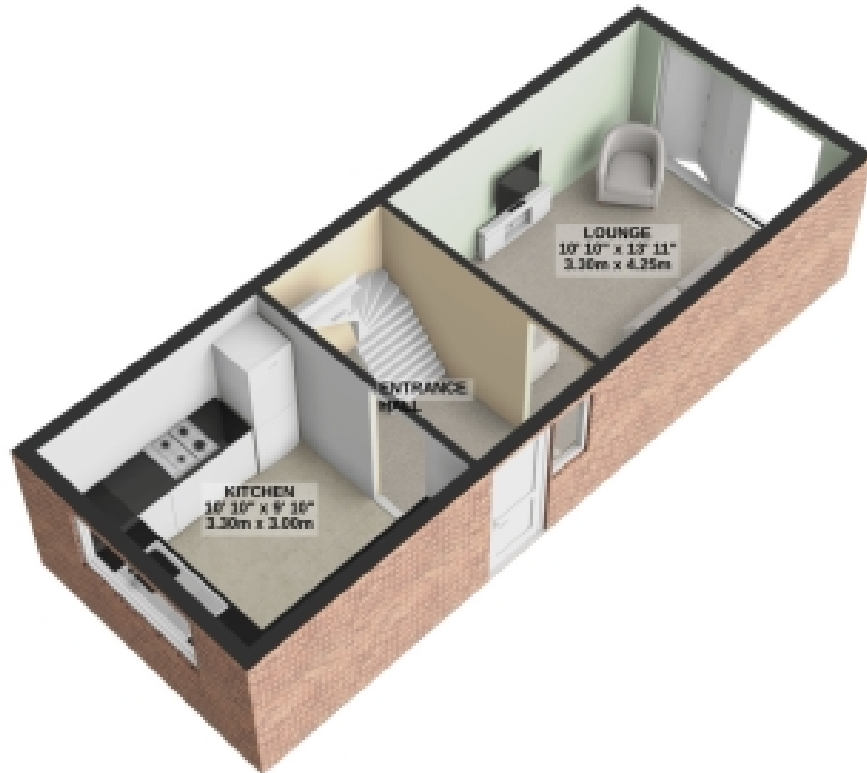


TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





Marketed by EweMove Uttoxeter & Cheadle

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