



# RE/MAX

## PROPERTY HUB



**10 Byrds Lane, Uttoxeter, ST14 7NU**

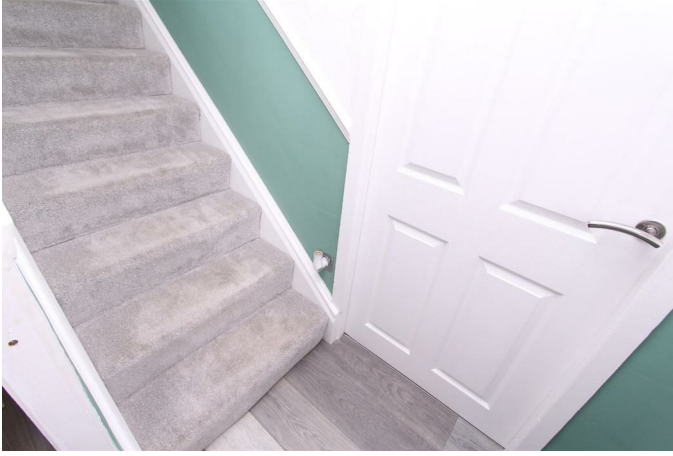
**Asking price £205,000**

This beautifully presented mid-terrace house located on Byrds Lane. This property boasts a cosy reception room, two lovely bedrooms, and a well-maintained bathroom, providing a comfortable living space for you and your family.

One of the standout features of this home is the large rear garden, perfect for enjoying outdoor activities, hosting gatherings, or simply unwinding in the fresh air. Imagine sipping your morning tea or coffee in this serene garden space.

Whether you're looking for a starter home, a place to downsize, or an investment opportunity, this property on Byrds Lane has the potential to cater to your needs. Don't miss out on the chance to make this house your home and create lasting memories in this wonderful setting.

## Entrance Hall



The property is accessed through a composite front door in to the hall, with stairs to the first floor, door to the lounge and opening to the kitchen diner.

Lounge 17'0" (in to the bay) x 10'5" (5.20 (in to the bay) x 3.20)



With dual aspect windows to the front and rear of the property, fire with surround.

Kitchen Diner 16'0" x 15'1" (4.90 x 4.60)



A range of wall and base units, electric oven and induction hob, extractor fan. Integrated fridge and freezer, Space for washing machine, sink and drainer. Door to rear garden and windows to the front and rear of the property.

Bedroom one 15'1" x 10'5" (4.60 x 3.2)



With windows to both the front and rear elevation.

Bedroom Two 14'1"(max) x 8'10" (4.30(max) x 2.70)



with window to the front elevation and over stairs cupboard.

Family Bathroom 7'7" x 5'10" (2.32 x 1.80)



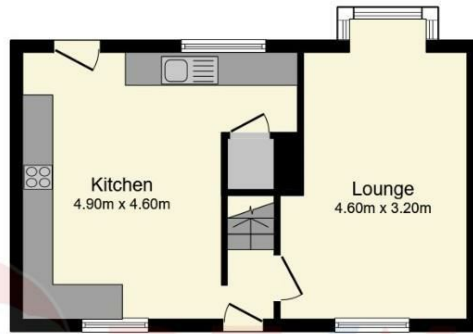
with a three piece suite comprising of bath, with shower over, sink and low level flushing toilet.

## Outside

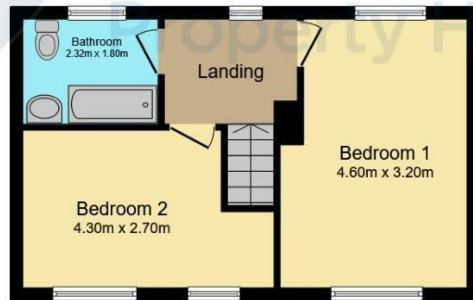


To the front of the property is off road parking for two cars. To the rear is an enclosed rear garden, accessed by the rear kitchen door, is a patio area with brick built shed. this leads on to a lawned area with stoned borders and the rear of the garden is another large patioed perfect for Summer evenings!

## Floor Plan



**Ground Floor**  
Floor area 35.7 sq.m.



**First Floor**  
Floor area 34.9 sq.m.

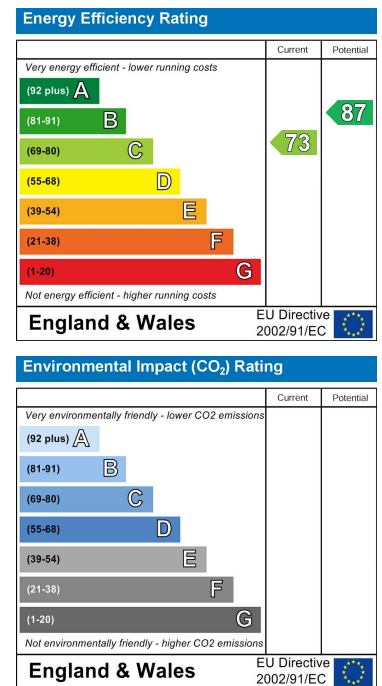
**TOTAL: 70.6 sq.m.**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

## Area Map



## Energy Efficiency Graph



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Uttoxeter, East Staffordshire,  
Tel: +44 (0) 7956 591992 Email: jonathan.pearson@remax.co.uk