



# RE/MAX

## PROPERTY HUB



**54 Sampson Avenue, Uttoxeter, ST14 5FG**

**Asking price £215,000**

This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's ample space for a small family or guests to stay over. The bathroom is conveniently located for easy access from both bedrooms.

Situated in a peaceful neighbourhood. The landscaped rear garden is a hidden gem, providing a lovely outdoor space to enjoy a morning coffee or host a summer barbecue.

Whether you're looking to settle down or invest in a property with potential, this house on Sampson Avenue is a fantastic opportunity not to be missed. Don't wait too long to make this house your own and start creating new memories in this wonderful location!

## Entrance Hall

W/C 4'11" x 3'4" (1.52 x 1.04)



With a low-level WC with Continental flush, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator, extractor fan, spotlighting to ceiling.

Lounge 14'9" x 9'9" (4.50 x 2.99)



With a UPVC double glazed window to the front elevation, central heating radiator, useful understairs storage cupboard, TV aerial point, and telephone port, smoke alarm, staircase rising to the first-floor landing, door leading to:

Kitchen Diner 9'2" x 15'1" (2.81 x 4.60)



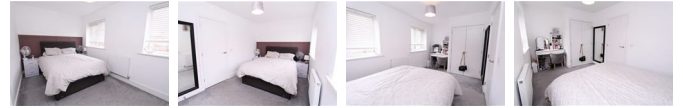
With a UPVC double glazed window to the rear elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces, featuring a range of integrated appliances including a four ring stainless steel gas hob with matching extractor hood, oven/grill, 1 1/2 stainless steel sink and drainer with mixer tap, space for further freestanding and undercounter white goods, central heating radiator, carbon monoxide detector, spotlighting to ceiling, in housing is the central heating combination gas boiler, French doors leading to rear patio.

## Landing



With central heating radiator, access into loft space via loft hatch, smoke alarm, door entries lead to:

Bedroom One 8'4" x 15'1" (2.56 x 4.60)



With 2x UPVC double glazed windows to the rear elevation, central heating radiator, built-in double wardrobe space comprising of hanging rails and shelving.

Bedroom Two 8'0" x 15'1" (2.44 x 4.60)



With 2x UPVC double glazed windows to the front elevation, central heating radiator.

Family Bathroom 6'3" x 6'3" (1.91 x 1.91)



With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece bathroom suite comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, panelled bath unit with glass screen, shower over and complementary tiling to wall coverings, spotlighting to ceiling, extractor fan, heated towel radiator.

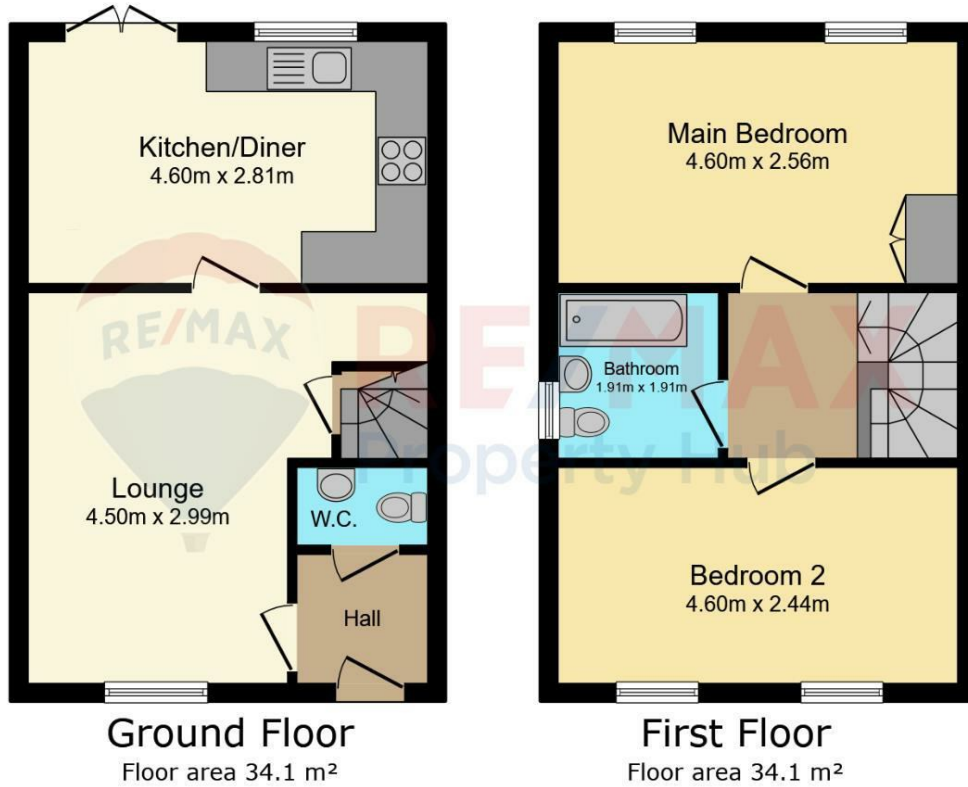
## Outside



The landscaped rear garden features a mainly laid to lawn plot with an extended paved patio area and pathway leading to a raised area at the rear. The raised area has a rendered front and timber retaining sleepers, house decorative pebble. The upper patio houses a timber-built garden shed, enclosed by timber fence panels with concrete posts. Gated entry leads to the frontage and off-road parking.



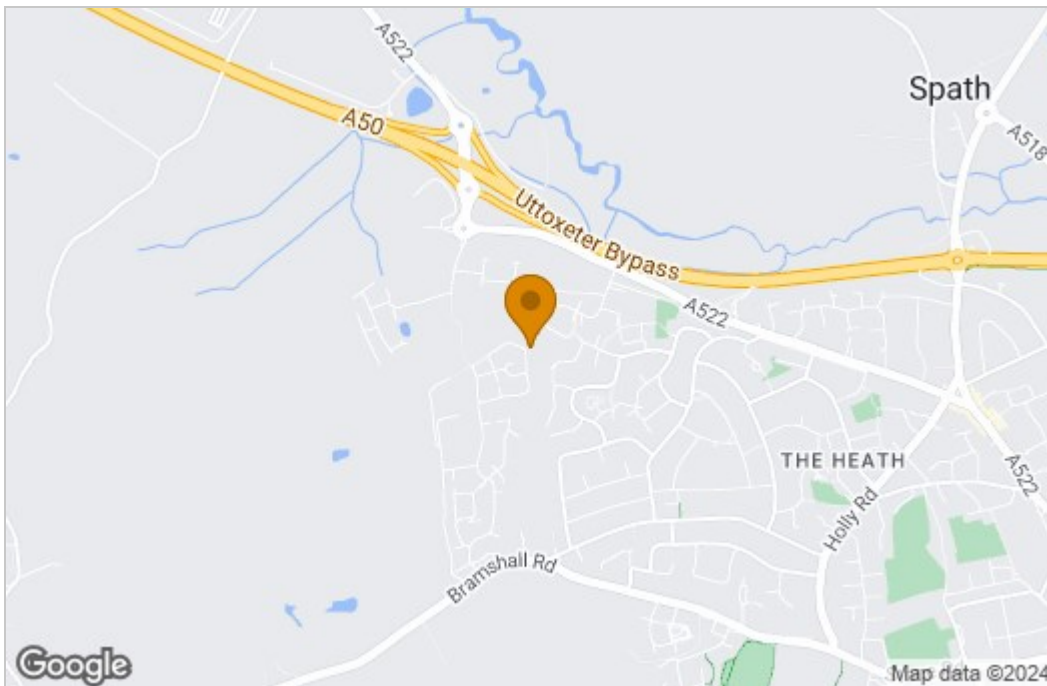
## Floor Plan



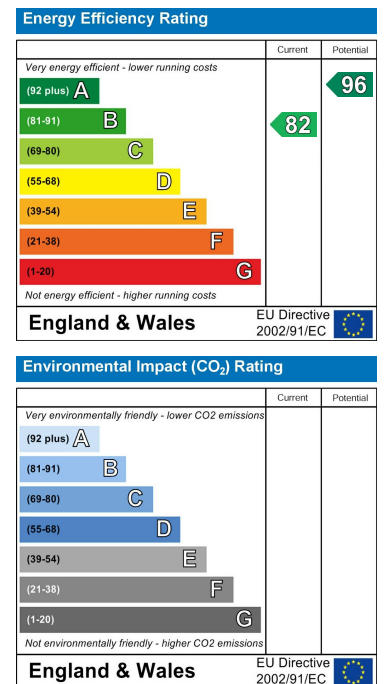
TOTAL: 68.2 m<sup>2</sup>

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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