



**RE/MAX**  
Elite



33 Balance Hill, Uttoxeter, ST14 8BS

Asking price £185,000

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# 33 Balance Hill

Uttoxeter, ST14 8BS

- Two Bedrooms
- No Upward Chain
- Family Bathroom
- End Terrace
- Breakfast Kitchen
- Excellent Views

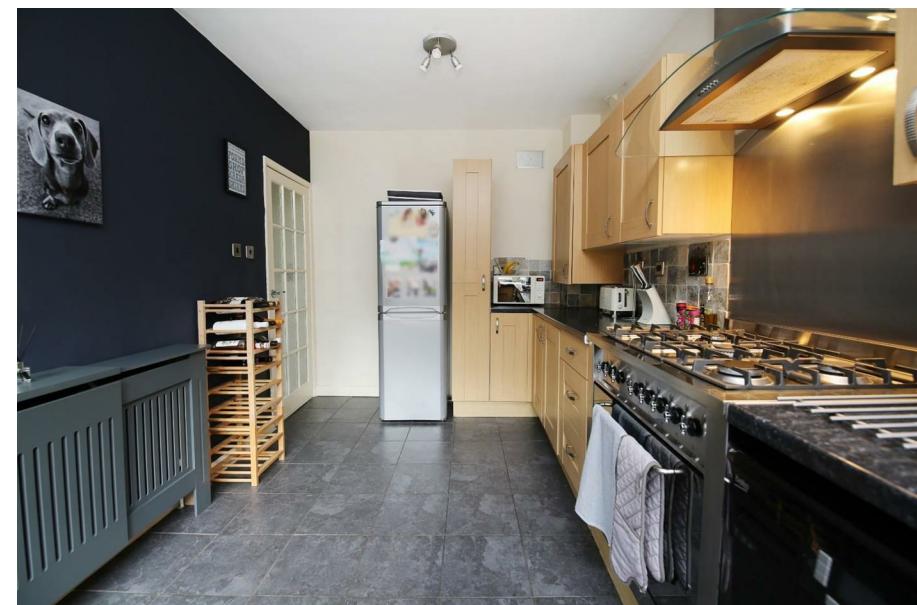
This well maintained delightful end-terrace house presents an excellent opportunity for those seeking a comfortable and convenient home is offered with no upward chain. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

The layout is both practical and inviting, ensuring that you feel at home from the moment you step inside. The property also boasts a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this home is its enviable location. Just a short stroll away, you will discover the vibrant town centre of Uttoxeter, where a variety of shops, cafes, and amenities await. This proximity to the town centre makes it easy to enjoy the local community and all it has to offer.

Additionally, the property offers excellent views, allowing you to appreciate the beauty of the surrounding area. Whether you are enjoying a morning coffee or unwinding after a long day, the picturesque scenery will surely enhance your living experience.

In summary, this end-terrace house in Balance Hill is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with easy access to local amenities and stunning views. Do not miss the chance to make this charming property your new home.



## Entrance Hall

Lounge 16'0" x 12'0" (4.90m x 3.66m)

Kitchen 15'1" x 8'4" (4.60m x 2.56m)

## W/C

Bedroom One 11'5" x 16'0" (3.50m x 4.88m)

Bedroom Two 9'8" x 8'5" (2.97m x 2.59m)

## Bathroom

Outside 7'1" x 5'4" (2.17m x 1.63m)

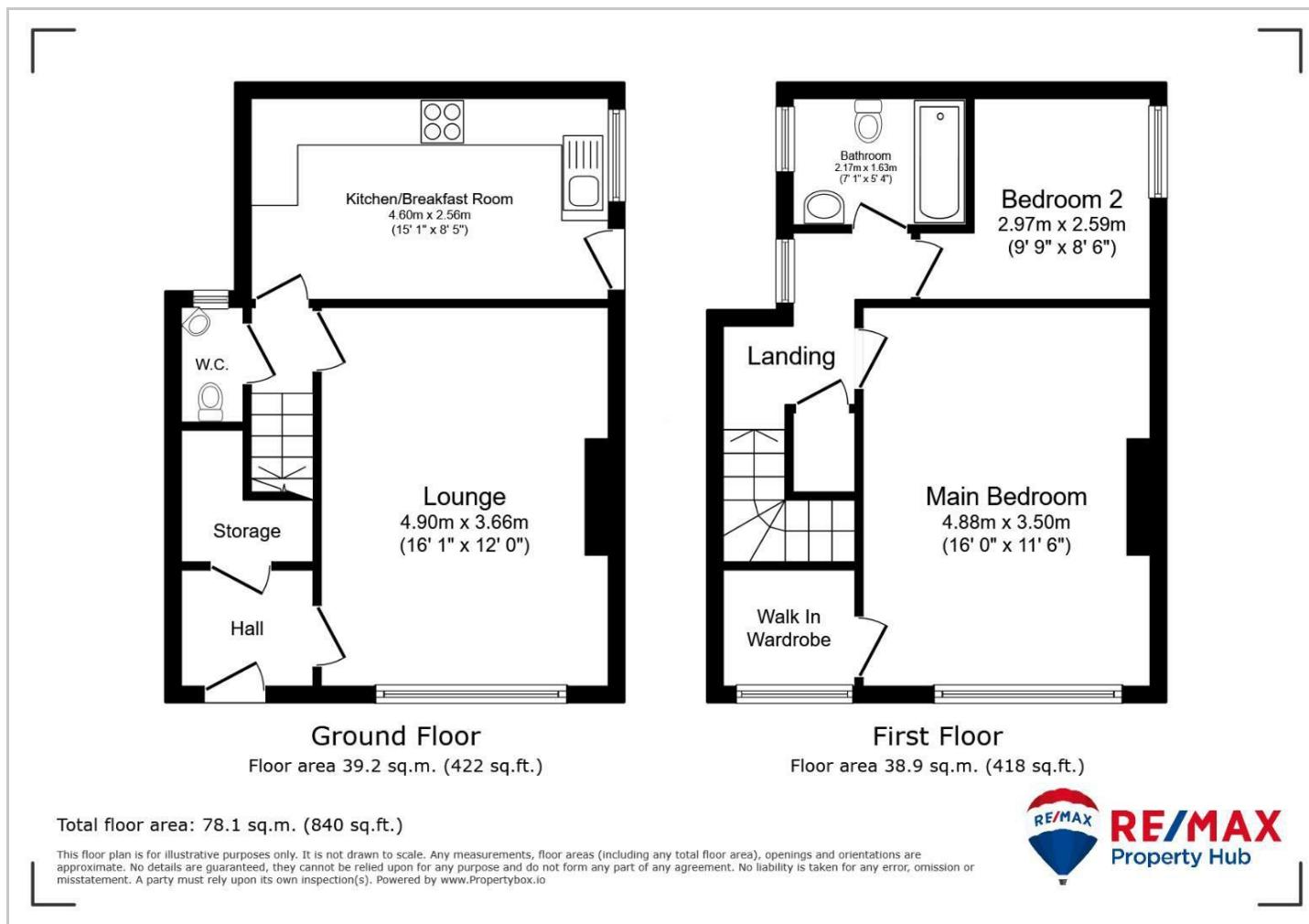


Directions

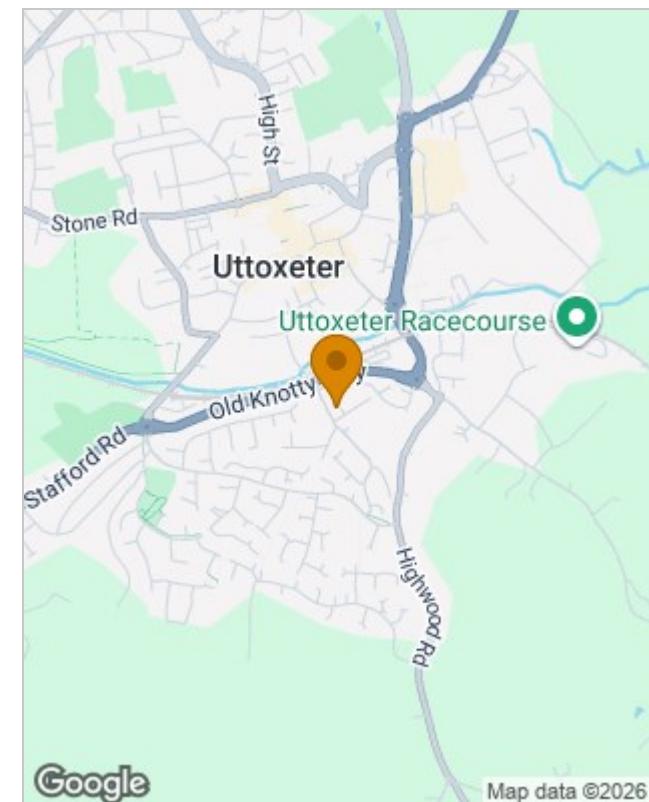




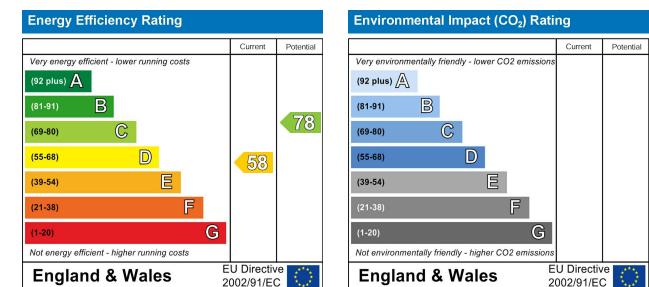
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our RE/MAX Elite Sales - Jonathan Pearson Office on [01785 242222](tel:01785 242222) if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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