



Park Avenue, Uttoxeter ST14 7AX

welcome to

Park Avenue, Uttoxeter

This EXTENDED semi detached family home is situated close to schools & local amenities and INTERNAL INSPECTION is a must to appreciate accommodation comprising: breakfast kitchen, lounge, guest cloakroom, three bedrooms & bathroom. Driveway provides off road parking & GOOD SIZED rear garden.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Lobby:

With stairs to the first floor accommodation; vinyl flooring; cupboard; central heating radiator; door leading into:

Lounge:

12' 9" max x 12' 8" max (3.89m max x 3.86m max)
With double glazed window to the front elevation; vertical central heating radiator; feature fireplace housing a log burner; storage cupboard; door leading into:

Kitchen Diner:

18' 6" x 12' 8" (5.64m x 3.86m)
A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complimentary work surface; Rangemaster cooker with cooker hood over; integrated washing machine, dishwasher; space for fridge freezer; complementary tiling; laminate flooring; double glazed window to the side elevation; uPVC French doors leading out to the rear garden; two central heating radiators.

Cloakroom:

With double glazed window to the rear elevation; low level w.c..

Stairs From The Hallway:

Leading to:

First Floor Landing:

With double glazed window to the side elevation; loft access; doors off to:

Bedroom One:

12' 11" into recess x 10' 11" (3.94m into recess x 3.33m)
With double glazed window to the front elevation; built in wardrobe; central heating radiator.

Bedroom Two:

10' 11" x 8' 6" plus recess (3.33m x 2.59m plus recess)
Having double glazed window to the rear elevation; central heating radiator.

Bedroom Three:

9' 2" x 7' (2.79m x 2.13m)
With double glazed window to the rear elevation; central heating radiator.

Family Bathroom:

Having P shaped bath with wall mounted mains shower over and side screen; wash hand basin set in a vanity unit; low level w.c.; complementary tiling; heated towel rail; down lighting; double glazed window to the side elevation.

Gardens:

To the front of the property the driveway provides off road parking. Side gated access leads to the good sized rear garden having timber decked area with balustrade, patio area lawned area, trees with timber fenced boundaries.

Please Note:

Photographs may have been taken using a wide angle lens. Council Tax Band A



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welcome to

Park Avenue, Uttoxeter

- Extended Semi Detached
- Three Bedrooms
- Lounge. Breakfast Kitchen
- Guest Cloakroom. Family Bathroom
- Driveway. Gardens

Tenure: Freehold EPC Rating: D

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR108693 - 0004

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