

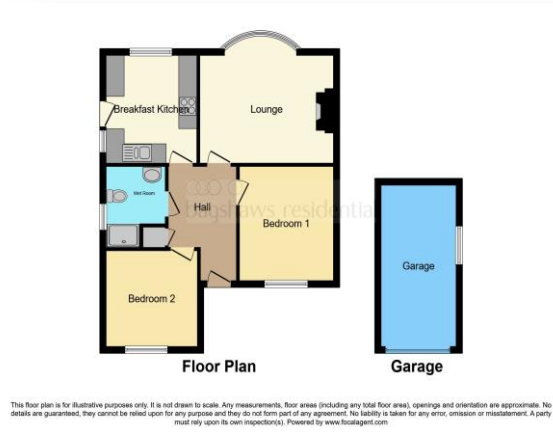


Hawthornden Gardens, Uttoxeter. ST14 7PB

welcome to

Hawthornden Gardens, Uttoxeter

Bagshaws Residential welcome to the market this SPACIOUS semi detached bungalow within easy reach of amenities is being sold with NO UPWARD CHAIN and comprises: entrance hallway, lounge, breakfast kitchen, two bedrooms and wet room. Externally car port, drive, garage and low maintenance rear garden.



Access to the property is gained via a driveway providing off road parking for several vehicles and leads to:

Entrance Door:

Leading into:

Entrance Hallway:

With central heating radiator; loft access hatch which is insulated, boarded and houses the central heating boiler; storage cupboard; doors off to:

Lounge:

14' 7" x 10' 11" (4.45m x 3.33m)

With double glazed bow window to the rear elevation; central heating radiator; feature fireplace housing a coal effect gas fire; wall lights.

Breakfast Kitchen:

10' 11" x 9' 11" (3.33m x 3.02m)

A fitted kitchen comprising sink and drainer set in a base unit; further base and wall units and glazed unit; complementary work surface; shelving; integrated oven with induction hob and cooker hood over; integrated fridge; plumbing for washing machine, further appliance space; central heating radiator; complementary tiling; laminate flooring; double glazed windows to the rear and side elevations; door leading out to the side elevation.

Wet Room:

Having wall mounted shower; wash hand basin; low level w.c.; double glazed window to the side elevation; central heating radiator; complementary tiling.

Bedroom One:

11' 7" x 10' 2" (3.53m x 3.10m)

With double glazed window to the front elevation; central heating radiator.

Bedroom Two:

9' 11" x 9' 9" (3.02m x 2.97m)

With double glazed bay window to the front elevation; central heating radiator.

Garage:

14' x 8' 10" (4.27m x 2.69m)

Having electric roller door; power ad lighting; window to the side elevation.

Gardens:

To the front of the property gates lead to the driveway which provides parking for several vehicles and car port, outdoor tap, outdoor lights and stone chipping and shrub border. Timber side gate leads to the rear garden which is landscaped for easy maintenance with paved patio area, gravel area, mature shrub and flower plantings. Greenhouse.

Please Note:

Photographs may have been taken using a wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR109200



welcome to

Hawthornden Gardens, Uttoxeter

- Council Tax Band C - Spacious Semi Detached Bungalow
- Easily maintained rear garden
- Lounge. Breakfast Kitchen
- Two Bedrooms. Wet Room
- Driveway. Car Port. Garage

Tenure: Freehold EPC Rating: D

£215,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109200



Property Ref:
UTR109200 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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