



Heathfield Road, Uttoxeter. ST14 7JN

welcome to

Heathfield Road, Uttoxeter

Situated on a corner plot with easy access to local amenities is this DECEPTIVELY SPACIOUS semi detached home having been refurbished with some cosmetic works remaining comprises: entrance hall, lounge, kitchen diner and to the first floor two bedrooms and bathroom. Driveway and rear garden.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspector(s). Powered by www.focusagent.com



Access to the property is gained via a driveway which provides off road parking and gives access to:

Entrance Door:

Leading into:

Entrance Hallway:

Having central heating radiator; storage cupboard with window; staircase leading to the first floor accommodation; doors off to:

Utility:

5' 8" x 2' 6" (1.73m x 0.76m)

With plumbing for washing machine.

Lounge:

16' 1" x 11' 8" (4.90m x 3.56m)

Having feature fireplace housing an electric fire; double glazed window to the front and rear elevations; central heating radiator.

Kitchen Diner:

14' 5" x 9' 4" (4.39m x 2.84m)

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated electric oven with hob and cooker hood over; appliance space; integrated dishwasher; double glazed windows to the rear and side elevations; complementary wall and floor tiling; central heating radiator; double glazed door leading out to the rear elevation.

Stairs From The Hallway:

Leading to:

First Floor Landing:

Having doors off to:

Bedroom One:

12' 8" x 12' 2" (3.86m x 3.71m)

Having feature cast iron fireplace; double glazed window to the front elevation; storage cupboard; central heating radiator.

Bedroom Two:

11' 5" x 8' 4" (3.48m x 2.54m)

Having feature cast iron fireplace; double glazed window to the rear elevation; built in cupboard; central heating radiator.

Bathroom:

Having bath; corner shower cubicle with wall mounted shower; wash hand basin; low level w.c.; double glazed frosted window to the front elevation; central heating radiator; complementary tiling.

Gardens:

To the front the driveway provides off road parking and lawned area with hedge boundary. Side gate leads to the rear garden which is laid predominantly to lawn with patio area, central path, shrub and flower plantings and timber fenced boundaries.

Please Note:

Photographs may have been taken using a wide angle lens.



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welcome to

Heathfield Road, Uttoxeter

- Council Tax Band B - DECEPTIVELY SPACIOUS Semi Detached
- Close to Local Amenities
- Lounge. Kitchen Diner
- Two Bedrooms. Bathroom
- Driveway. Gardens

Tenure: Freehold EPC Rating: F

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109119 - 0004

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