



Cheadle Road, Uttoxeter ST14 7BX

welcome to

Cheadle Road, Uttoxeter

Bagshaws Residential bring to the market this traditional semi detached property being sold with NO UPWARD CHAIN and ideal for FIRST TIME / INVESTMENT BUYERS. Accommodation comprising: lounge, kitchen diner, utility room, rear hall and to the first floor three bedrooms & bathroom. Off road parking.



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 inspection(s). Powered by www.localagent.com



Access to the property is gained via a shared driveway with the neighbouring property only which leads to property driveway which provides off road parking.

Entrance Door:

Leading into:

Lounge:

16' 1" max x 12' 5" (4.90m max x 3.78m)

Having wood effect flooring; central heating radiator; door with step down to rear hall; door with step down to:

Kitchen Diner:

Irregular shaped room. A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated oven with gas hob and cooker hood over; steps upto French doors leading out to the front elevation; double glazed window to the side elevation; central heating radiator; beam to the ceiling; complementary wall and floor tiling; door leading into:

Utility Room:

Irregular shaped room. Having base unit with complementary work surface above; plumbing for washing machine; further appliance space; tiled flooring; double glazed window to the rear elevation; central heating radiator; door into:

Rear Hall:

With storage cupboard; wood effect flooring; door into lounge; stairs leading to:

First Floor Landing:

With central heating radiator; double glazed window to the rear elevation; steps up to and doors off to:

Bedroom One:

Irregular shaped room. Step down. Having double glazed window to the front elevation; display window to the side elevation; central heating radiator.

Bedroom Two:

11' 3" max x 9' 2" (3.43m max x 2.79m)

With two double glazed windows to the front elevation one being display window; central heating radiator.

Bedroom Three:

Irregular shaped room. Step down from landing. With double glazed window to the rear elevation; central heating radiator.

Bathroom:

Having P shaped bath with wall mounted electric shower over and side screen; low level wc; wash hand basin; complementary tiling; double glazed window to the front elevation; central heating radiator; laminate flooring.

Exterior:

Off road parking area to the front of the property with timber fence boundaries and feature tree.

Please Note:

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



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welcome to

Cheadle Road, Uttoxeter

- Traditional Semi Detached. NO UPWARD CHAIN
- Three Bedrooms. Bathroom
- Lounge. Kitchen Diner
- Gas Central Heating. Double Glazing
- Off Road Parking

Tenure: Freehold EPC Rating: D

offers in the region of

£210,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109490



Property Ref:
UTR109490 - 0003

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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