



Byrds Lane, Uttoxeter ST14 7NF

welcome to

Byrds Lane, Uttoxeter

Conveniently situated for easy access to amenities is this semi detached family home being sold with NO UPWARD CHAIN and comprising on the ground floor: lounge, fitted kitchen, dining room, CONSERVATORY, to the first floor three bedrooms and family bathroom. GARAGE, outbuilding driveway & gardens.



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 a driveway providing off road parking giving access to:

Glazed Porch:

On dwarf brick wall with entrance door leading into:

Entrance Hallway:

With stairs to the first floor accommodation; understairs cupboard; doors off to:

Lounge:

15' 7" x 12' 1" (4.75m x 3.68m)

Having double glazed window to the front elevation; feature fireplace with TV plinth housing a gas fire; internal window looking into conservatory. central heating radiator.

Kitchen:

12' 3" x 9' 9" (3.73m x 2.97m)

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated oven; gas hob with cooker hood over; plumbing for washing machine; complementary tiling; double glazed window to the front elevation; door leading out to the side elevation.

Dining Room:

14' 5" x 8' 7" (4.39m x 2.62m)

With double glazed window to the rear elevation; central heating radiator; alcove shelving; feature fire; door leading to:

Conservatory:

Having double glazed windows to the rear and side elevation; double glazed French doors leading out to the garden.

Stairs From Hallway:

Leading to:

First Floor Landing:

With doors off to:

Bedroom One:

16' 8" x 10' 9" (5.08m x 3.28m)

Having built in wardrobes in two alcoves; built in storage cupboard; double glazed window to the front elevation.

Bedroom Two:

12' 1" x 11' 10" (3.68m x 3.61m)

With double glazed window to the front elevation; built in storage cupboard.

Bedroom Three:

9' 7" x 8' 5" (2.92m x 2.57m)

With double glazed windows to the rear and side elevations; built in storage cupboard.

Family Bathroom:

Having bath; wash hand basin; low level w.c.; complementary tiling; double glazed window to the rear elevation; central heating radiator.

Passageway:

With external doors leading to the front and rear elevations; door leading into:

Outbuilding:

Used for storage with power; window to the rear elevation; door leading into:

Separate W C:

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

Garage:

Having up and over door; lighting.

Gardens:

To the front the driveway provides off road parking leading to the garage and front lawned garden with tree and shrub plantings and timber fence boundary. The rear garden is mainly laid to lawn with patio area, shrub plantings and hedge and timber fence boundaries.

Please Note:

Photographs may have been taken using a wide angle lens.



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welcome to

Byrds Lane, Uttoxeter

- NO UPWARD CHAIN
- Semi Detached Family Home
- Three Bedrooms. Family Bathroom
- Lounge. Fitted Kitchen. Dining Room. Conservatory
- GARAGE. Outbuilding. Drive. Gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR108949 - 0005

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bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk