



Hawthornden Avenue, Uttoxeter. ST14 7PA

welcome to

Hawthornden Avenue, Uttoxeter

Bagshaws Residential are delighted to market this detached bungalow with garage and attractive gardens, its positioned in a sought after location within easy reach of local amenities and in brief comprises: lounge diner, kitchen, three bedrooms (one currently used as a reception room) & shower room.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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.fishtaggent.com



Access to the property is gained via:

Side Entrance Door:

Leading into:

Entrance Hallway:

With central heating radiator; storage cupboard; loft access; doors off to:

Lounge Diner:

19' 4" max x 12' 3" (5.89m max x 3.73m)

Having feature fireplace housing an electric fire; double glazed bow window to the front elevation; further double glazed window to the front elevation; two central heating radiators.

Kitchen:

8' 9" x 8' (2.67m x 2.44m)

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; point for cooker; cooker hood; plumbing for dishwasher and washing machine; space for fridge freezer; heated towel rail; tiled flooring; double glazed window to the rear elevation; door leading out to the rear garden.

Bedroom:

12' 1" x 8' 10" (3.68m x 2.69m)

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

Bedroom:

9' 9" x 6' 8" (2.97m x 2.03m)

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

Bedroom Reception Room:

8' 10" max x 7' 10" excluding storage (2.69m max x 2.39m excluding storage)

With double glazed sliding patio doors leading out to the rear garden; central heating radiator; built in storage.

Shower Room:

Having enclosed shower cubicle with wall mounted shower; wash hand basin and low level wc set in a vanity unit; double glazed window to the side elevation; complementary tiling; heated towel rail.

Detached Garage:

16' 6" x 8' 7" (5.03m x 2.62m)

Having electric roller door; power and lighting; personal door.

Gardens:

Attractive gravel landscaped garden to the front of the property well stocked with an abundance of shrub plantings with wall and fence boundaries. Driveway to the side provides off road parking. The rear garden is laid to lawn with patio area raised slate area with flower plantings and timber fence boundaries.

Please Note:

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



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welcome to

Hawthornden Avenue, Uttoxeter

- Delightful Detached Bungalow
- Close to local amenities
- Three Bedrooms. Shower Room
- Lounge Diner. Kitchen
- Attractive Gardens. Drive. Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£299,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UTR109784 - 0004

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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