



Stone Road, Uttoxeter. ST14 7QP

welcome to

Stone Road, Uttoxeter

Bagshaws Residential offer to the market this traditional terrace property which benefits from gas central heating, is positioned in close proximity to the market town of Uttoxeter and has GOOD SIZED accommodation comprising lounge, dining room, kitchen, utility. First floor two bedrooms & bathroom.



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.focusagent.com

Access to the property is via steps leading up to:

Entrance Door:

Leading into:

Lounge:

12' 8" excluding bay x 11' 11" (3.86m excluding bay x 3.63m)

Having double glazed bay window to the front elevation; wood effect flooring; feature chimney breast; central heating radiator; door leading into:

Inner Hall:

With stairs to the first floor accommodation; glazed door leading into:

Dining Room:

12' 6" x 12' max (3.81m x 3.66m max)

Having double glazed window to the rear elevation; central heating radiator; understairs storage; wood effect flooring; glazed door leading into:

Kitchen:

12' 4" x 6' 11" (3.76m x 2.11m)

A fitted kitchen comprising sink and drainer set in a base unit; further base and wall units; freestanding electric cooker with gas hob and cooker hood over; tiled flooring; two double glazed windows to the side elevation; double glazed door leading to the side elevation; opening with step down to:

Utility Room:

6' 10" max x 4' 5" max (2.08m max x 1.35m max)

Having work surface with plumbing for washing machine and further appliance space below; tiled flooring; central heating radiator; double glazed patio doors leading outside; door leading into:

Cloakroom:

With low level wc; wash hand basin.

Stairs From Hall:

Leading to:

First Floor Landing:

With doors off to:

Bedroom One:

12' 8" x 12' max (3.86m x 3.66m max)

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

Bedroom Two:

12' 7" x 11' 4" (3.84m x 3.45m)

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

Bathroom:

Having bath with wall mounted shower over with side screen; low level wc; wash hand basin; two doubled glazed window; storage cupboard; complementary tiling.

Outside:

Steps lead up to front forecourt area. The rear garden is mainly laid to lawn with patio area and timber fence boundaries.

Please Note:

Photographs may have been taken using a wide angle lens.



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Stone Road, Uttoxeter

- GOOD SIZED Traditional Terrace
- Two Bedrooms. Bathroom
- Two Reception Rooms. Kitchen
- Ground Floor Cloakroom. Utility
- Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109682 - 0003

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