









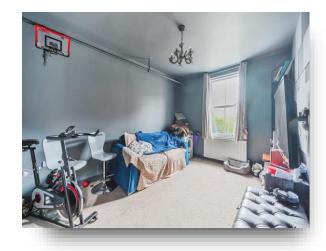
welcome to

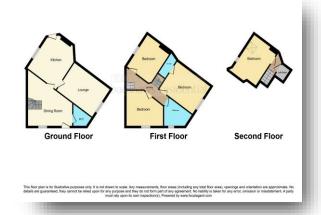
Cheadle Road, Uttoxeter

Bagshaws Residential bring to the market this FOUR BEDROOM double fronted mid terrace former Bakery which retains MANY ORIGINAL FEATURES and is within walking distance of the centre of the market town of Uttoxeter.













Access to the property is gained via:

Entrance Door:

Leading into:

Dining Room:

Having wall paneling; sash window to the front elevation; stairs to the first floor accommodation; understairs cupboard; central heating radiator; door leading into:

Kitchen:

10' 10" max x 11' 7" max (3.30m max x 3.53m max) 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 hob and cooker hood over; window to the side elevation; plumbing for washing machine; further appliance space; shelving; complementary wall tiling; wood effect flooring; feature cast iron former bread oven; door leading to the rear elevation; door leading into:

Lounge:

14' 1" $\max x$ 10' 4" $\max (4.29 \text{m max } x$ 3.15m $\max)$ Having sash window to the front elevation; central heating radiator.

Separate W C:

With low level wc; heated towel rail.

Stairs From The Dining Room:

Leading to:

First Floor Landing:

Having central heating radiator; doors off to:

Main Bedroom:

14' 3" x 10' 4" (4.34m x 3.15m)

With sash window to the front elevation; central heating radiator; door leading into:

En Suite:

Having shower cubicle with wall mounted shower; low level wc; wash hand basin; complementary tiling; wood effect flooring.

Bedroom:

Irregular shaped room. Having sash window to the front elevation; central heating radiator.

Bedroom:

11' 5" max x 8' 9" excluding alcove (3.48m max x 2.67m excluding alcove)

With window to the rear elevation; central heating radiator.

Bathroom:

Having corner bath with wall mounted shower over; wash hand basin set in a vanity unit; low level wc; heated towel rail; complementary wall and floor tiling; window to the front elevation.

Stairs:

Leading to:

Second Floor:

Bedroom:

Part restricted head height. Irregular shaped room. With sky light window.

Loft Space:

Vendor has installed door access with potential for further development subject to the necessary planning permissions and consents.

Outside:

Shared vehicular access leads to the off road parking. Double gates lead into the rear garden with timber fence boundaries, artificial lawned area and patio area.

Please Note:

Photographs may have been taken using a wide angle lens.





welcome to

Cheadle Road, Uttoxeter

- Former Bakery Mid Terrace
- Retaining Many Original Features
- Four Bedrooms. En Suite. Bathroom. Guest Cloakroom
- Lounge. Dining Room. Kitchen
- Enclosed Rear Garden and Off Road Parking

Tenure: Freehold EPC Rating: C

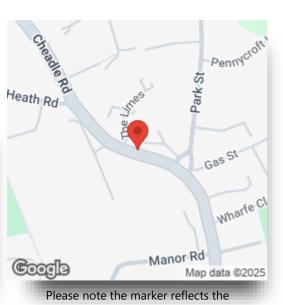
Council Tax Band: C

£375,000









view this property online bagshawsresidential.co.uk/Property/UTR109932



Property Ref: UTR109932 - 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.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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postcode not the actual property



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