



## **23, Uttoxeter Road, Upper Tean, Stoke-On-Trent, ST10 4LG** **Offers Around £108,950**

This mid row cottage style dwelling is located close to village facilities and affords easily managed two bedroomed accommodation ideally suited to first time buyers or investment property. The property includes UPVc glazing and gas central heating via a combination gas boiler. The accommodation comprises Lounge with some original features, Kitchen with open staircase to the first floor with Two Bedrooms and Bathroom. Outside to the rear is a reasonable sized garden area which has a block paved and gravel area for ease of maintenance plus a garden store. The property is chain free and ready to go.

### LOUNGE 12'1" x 12' (max) (3.68m x 3.66m (max))



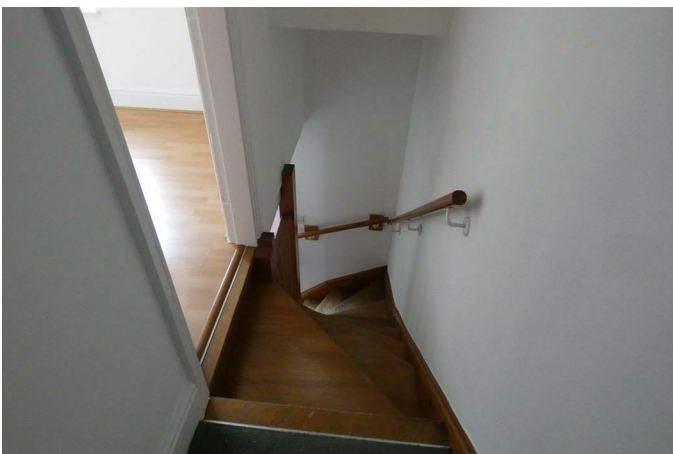
With UPVc external door, radiator, laminate floor, cupboard with electricity meter, cupboard with gas meter, exposed beam, dado rail, display alcove, television point and fireplace with tiled hearth and gas point. (The existing fire has been disconnected). Folding doors lead to:-

### KITCHEN 12' (max) x 7'6" (3.66m (max) x 2.29m)



With stainless steel sink unit, base units and drawers, tiled floor, part tiled walls, Myson wall mounted heater, gas cooker point, provision for washing machine, wall cupboard, extractor fan, UPVc external door and open tread staircase to:-

### FIRST FLOOR LANDING



With carpet and loft access.

### BEDROOM 1 10'1" x 6'8" (3.07m x 2.03m)



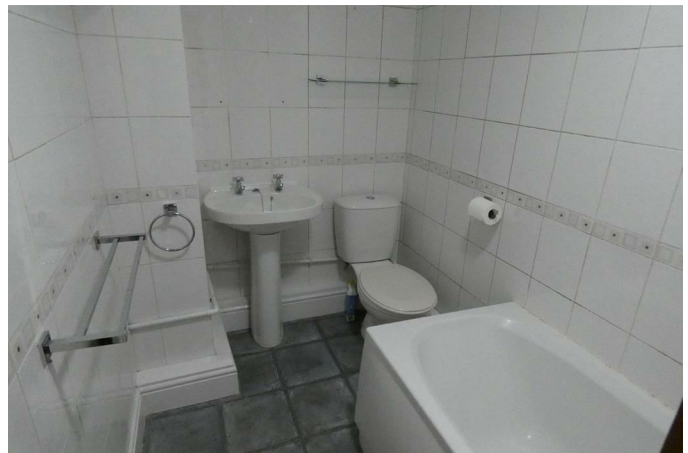
With carpet, radiator, built in store and airing cupboard with wall mounted combination gas boiler.

### BEDROOM 2 8'11" x 7'6" (2.72m x 2.29m)



With laminate floor, storage cupboard and radiator.

### BATHROOM 8'9" x 4'10" (2.67m x 1.47m)



With tiled walls, laminate flooring, white suite of bath, wash hand basin and W.C, electric shower unit, radiator and extractor fan.

### OUTSIDE



To the rear is a reasonable sized enclosed garden area laid to block paving and gravel for ease of

maintenance plus a garden store. The property has the benefit of and is subject to a right of way access via gates to Adams Valley.

#### FLOOR PLANS

Are for illustration purposes only and are not to scale.

#### TENURE

Freehold.

#### VACANT POSSESSION

On Completion.

#### LOCAL AUTHORITY

Staffordshire Moorlands District Council.  
Council Tax Band A

#### VIEWING

Strictly by arrangement with the Estate Agent.

#### VENDORS SOLICITORS

Ms L Allbutt, The Eric Whitehead Partnership, St Giles Chamber, 14 Chapel Street, Cheadle, Stoke on Trent, Staffordshire ST10 1DY. Telephone 01538 755761.

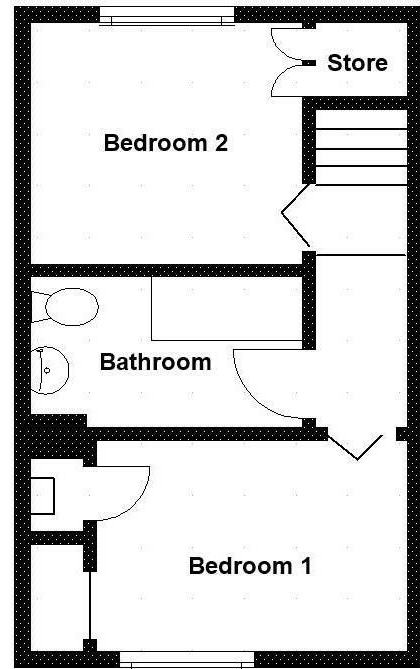
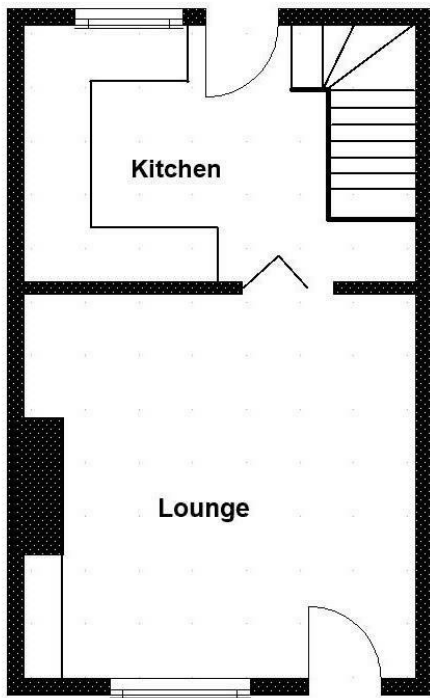
#### SERVICE

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition. The property is connected to mains gas, water, electricity and drainage along with a BT telephone connection.

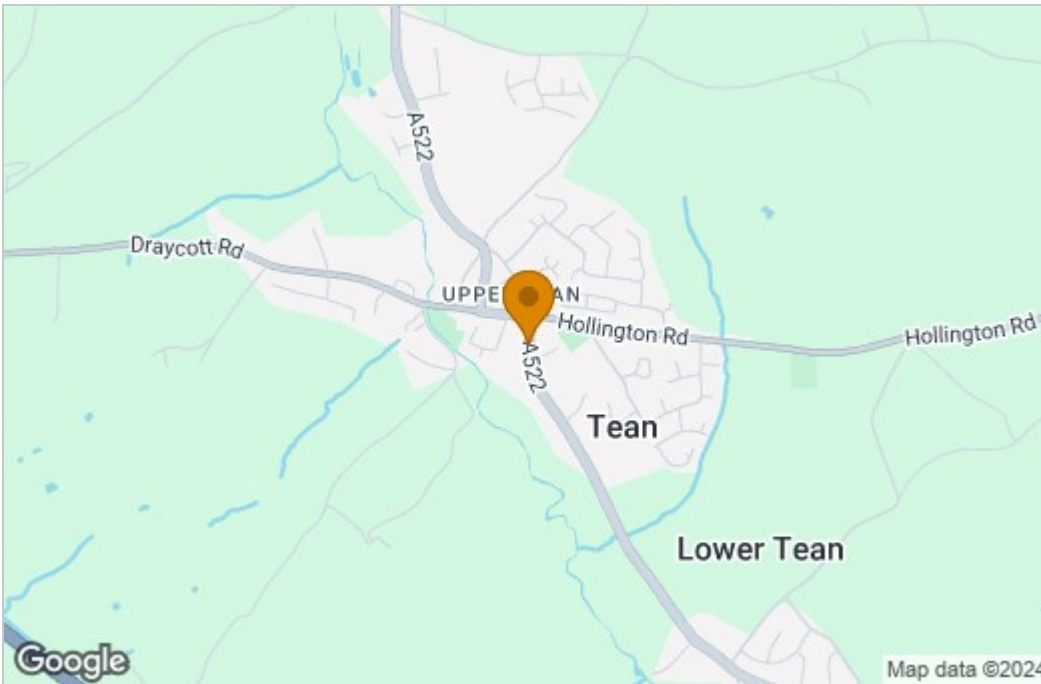
#### FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

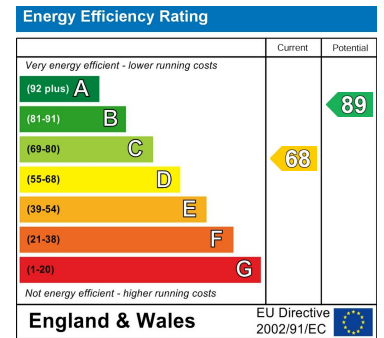
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

