

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



66 Uttoxeter Road, Draycott, Stoke-On-Trent, ST11 9AB

£180,000

- End Town House
- Fitted Kitchen
- Modern Shower Room
- Long Rear Garden
- Three Bedrooms
- Popular Village Location
- Off Road Parking
- No Chain!

Situated in the heart of the popular village of Draycott, this well-presented three-bedroom end townhouse offers an excellent opportunity for first-time buyers and home movers.

The home features a spacious layout, including a bright living area, a well-sized kitchen, and three generously proportioned bedrooms. A modern family bathroom serves the upstairs, while the end-terrace position allows for extra privacy and natural light.

Externally, the property boasts a long rear garden which is perfect for outdoor entertaining or family play—as well as off-road parking to the front, adding everyday convenience.

Ideally located close to local schools, amenities, and excellent transport links via the A50, this home offers the perfect blend of comfort and accessibility.

Offered for sale with no onward chain, this property really is not to be missed!

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Stairs to the first floor.

LIVING ROOM

14'01 x 12'01 (4.29m x 3.68m)

UPVC double glazed window. Laminate flooring. Radiator.

KITCHEN

11'07 x 10'10 (3.53m x 3.30m)

UPVC double glazed window and rear door. Vinyl flooring. Radiator. Range of wall cupboards and base units with a tiled splashback. Two store cupboards, one of which contains Baxi combi boiler.

FIRST FLOOR

LANDING

UPVC double glazed window. Fitted stair and landing carpet. Access to the loft.

BEDROOM ONE

12'07 max x 9'01 max (3.84m max x 2.77m max)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM TWO

11'06 max x 9'01 max (3.51m max x 2.77m max)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM THREE

6'07 x 6'00 (2.01m x 1.83m)

UPVC double glazed window. Fitted carpet. Radiator.

SHOWER ROOM

7'11 x 6'00 (2.41m x 1.83m)

UPVC double glazed window. Vinyl flooring. Radiator. W/C, wash basin and enclosed shower compartment with an electric shower. Part tiled walls.


OUTSIDE

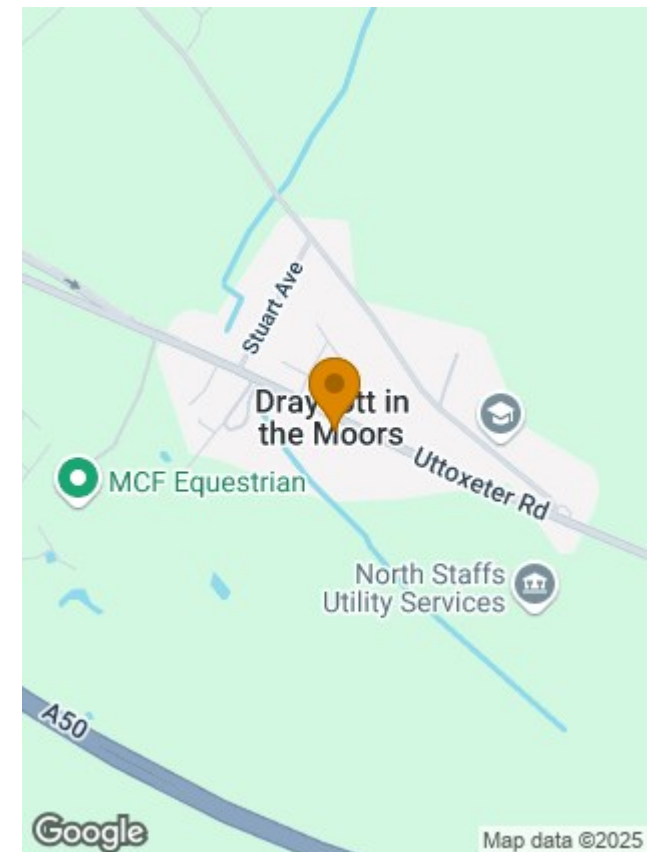
To the rear of the property there is a patio area, lawns and a solid base at the end of the garden.

At the front there is a driveway for off road parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



MATERIAL INFORMATION

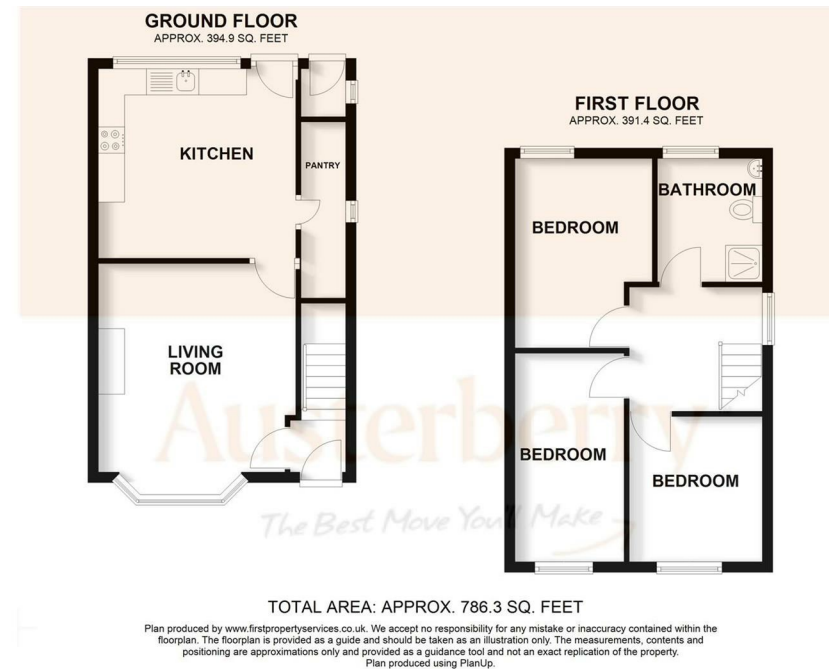
Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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