



Park Street, Uttoxeter. ST14 7AG

welcome to

Park Street, Uttoxeter

Bagshaws Residential are delighted to bring to the market this SIMPLY STUNNING traditional terrace cottage COMPLETELY UPGRADED & REFURBISHED to an exacting standard and EARLY VIEWING IS A MUST to avoid missing out! In brief comprising: Open plan lounge diner kitchen. Bedroom & bathroom.



Access to the property is gained via two steps leading up to:

Entrance Door:

Leading into:

Open Plan Lounge Diner Kitchen

Irregular shaped room.

Lounge Diner Area:

Having double glazed window; wall mounted electric heater; wood effect flooring; stairs leading to the first floor accommodation; useful understairs cupboards one with plumbing for washing machine; further storage cupboards.

Kitchen Area:

A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; breakfast bar; integrated oven with gas hob and cooker hood over; integrated dishwasher and fridge freezer; complementary tiling; down lighting; two wall mounted electric heaters; door to the rear elevation; continuation of wood effect flooring.

Stairs Leading To:

First Floor Landing:

With loft access hatch; doors off to:

Bedroom:

Having two double glazed windows; wall mounted electric heater.

Bathroom:

Having shower cubicle with wall mounted shower; bath with mixer taps; wash hand basin; low level wc; shelving with down lighting; heated towel rail; down lighting; complementary tiling; double glazed window.

Outside:

Rear access pathway for bin storage with fenced boundaries.

Please Note:

Photographs may have been taken using a wide angle lens.



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welcome to

Park Street, Uttoxeter

- SIMPLY STUNNING Traditional Terrace Cottage
- Upgraded & Refurbished to High Standard
- Open Plan Lounge Diner Kitchen
- First Floor Bedroom and Deluxe Bathroom
- Rear pathway with fence boundaries

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109608 - 0003

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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