



55 Friesian Way , Uttoxeter, ST14 5FJ

ABODE Lettings are pleased to offer this modern three bedroom semi-detached house situated in Uttoxeter which has great local road links.

This is a great opportunity to secure a modern family home in a much sought after location which offers superb local amenities including schooling and leisure activities.

In brief, the accommodation provides - Fully fitted kitchen/diner with a great selection of wall and base units. Large living area to the front and downstairs WC.

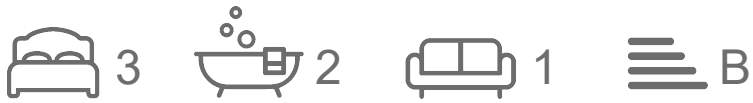
The first floor provides three bedrooms. These rooms are serviced by the main family bathroom which is three piece suite and en-suite shower room.

To the frontage there is off road parking for two cars.

£1,120 PCM

55 Friesian Way

, Uttoxeter, ST14 5FJ



- MODERN THROUGHOUT
- EASY ACCESS TO A50 MAIN ROAD
- OFF ROAD PARKING
- THREE BEDROOM SEMI-DETACHED HOUSE
- GREAT LOCATION FOR JCB
- PRIVATE AND SECURE REAR GARDEN
- EDGE OF UTTOXETER TOWN CENTRE
- KITCHEN/DINER WITH APPLIANCES
- EPC - B



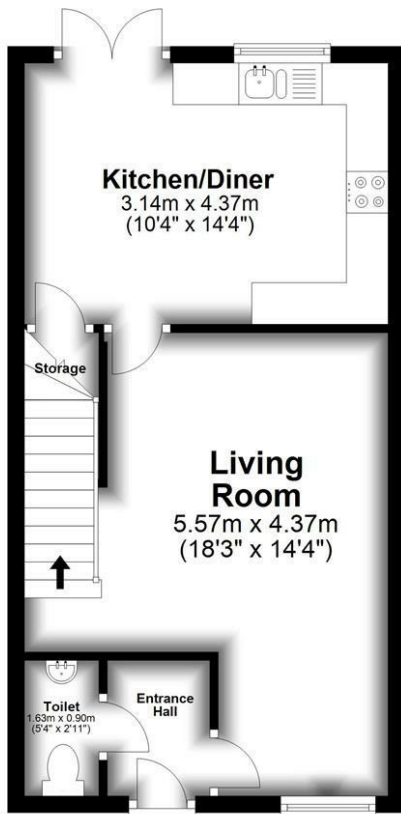
[Directions](#)



Floor Plan

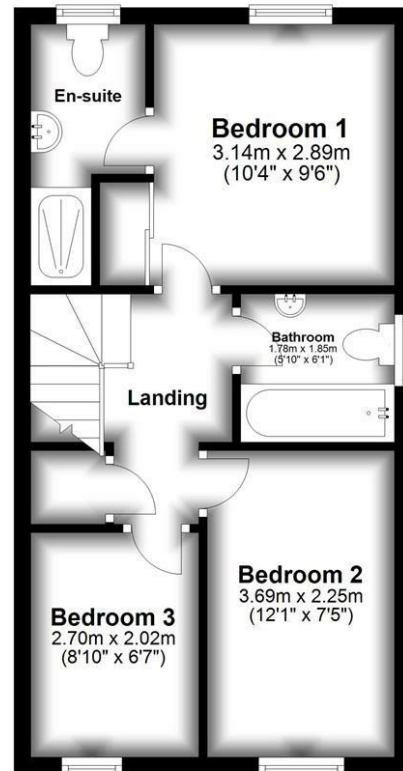
Ground Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



Total area: approx. 77.0 sq. metres (828.5 sq. feet)

Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	