Balance Street

Uttoxeter, ST14 8JE







Traditional mid terrace cottage with accommodation set over three floors suitable for a variety of potential types of buyers. Situated in the town centre within a 'stones throw' of its wide range of amenities.

£155,000

John German

For sale with no upwards chain involved, viewing of this delightful character home is essential whether looking for your first home, downsizing or a lock and leave bolthole. Combining the ability to comfortably move straight in and then personalise to make it your own home, the well-proportioned rooms are set over three floors, benefitting from an impressive bathroom with a separate shower cubicle on the first floor.

Situated on the edge of the town centre within only a short walk to its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctor surgeries, train station, modern leisure centre and gyms, Your Padel Club, and the multi-screen cinema.

Accommodation - A uPVC part obscure double glazed entrance door opens to the hall, where stairs rise to the first floor and a door opens to the ground floor accommodation.

The comfortably sized lounge has a focal chimney breast with a feature fireplace and hearth, plus a front facing window and a useful understairs cupboard. The fitted dining kitchen extends to the full width of the home, having a range of base and eye level units with worksurfaces and an inset sink unit set below the rear facing window, a fitted electric hob with an oven under, plumbing for a washing machine and additional appliance space, plus a door to the rear courtyard garden.

To the first floor stairs rise to the second floor, and doors open to the first floor rooms. The front facing double bedroom provides ample space for a bed and furniture plus a useful built-in wardrobe/cupboard. The impressive bathroom has a white modern suite with feature tiling incorporating both a panelled bath and a separate walk-in shower cubicle with an electric shower over, and there is a separate wc.

The second floor landing has a roof light providing natural light and a door to the spacious bedroom, also providing ample space for a double bed and furniture with a rear facing rooflight and exposed beams.

Outside - To the rear there is a low maintenance paved courtyard garden providing an ideal seating and entertaining area, benefitting from a shared access leading to the front of the terrace.

W3W: crisp.contrived.flip
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: On street
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Not currently connected
See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/17112026

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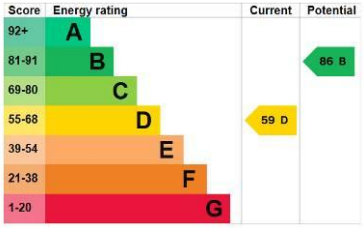

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Agents' Notes

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