

Balance Hill, Uttoxeter, Staffordshire, ST14 8BS
Asking Price £185,000





Offered for sale with no upward chain, this attractive traditional home is beautifully presented throughout and offers generous room sizes with a well-designed, practical layout. The accommodation includes an entrance hall, downstairs WC and a delightful westerly-facing enclosed garden, making the property an excellent choice for first-time buyers, downsizers or buy-to-let investors.

Ideally positioned on a sought-after road on the edge of the town centre, the property enjoys easy access to a wide range of local amenities. These include supermarkets and independent shops, cafés, bars and restaurants, public houses, schools, medical facilities, the train station, a modern leisure centre and a multi-screen cinema.

Viewing by appointment only.

Entrance Hall

A uPVC part obscure double-glazed entrance door opens into a welcoming hallway with space for coats and shoes, fitted under-stairs storage and a useful storage cupboard. A part-glazed internal door leads through to the main living accommodation.

Lounge

A generously sized lounge featuring a focal chimney breast with a feature fire set on a marble hearth. A front-facing window allows an abundance of natural light and offers a pleasant outlook over the front garden.

Inner Hall

With staircase rising to the first floor and access through to the kitchen.

Kitchen/Dining Room

A spacious fitted kitchen providing ample room for a dining table. The kitchen is equipped with a range of base and eye-level units with complementary work surfaces, an inset sink beneath a side-facing window, a fitted gas range cooker with stainless steel splashback and extractor hood, plumbing for a dishwasher and washing machine, and space for a fridge/freezer. A uPVC part obscure double-glazed door opens onto the patio and garden, flooding the room with natural light.

Downstairs W.C.

A useful ground floor WC fitted with a modern white two-piece suite and a rear-facing window.



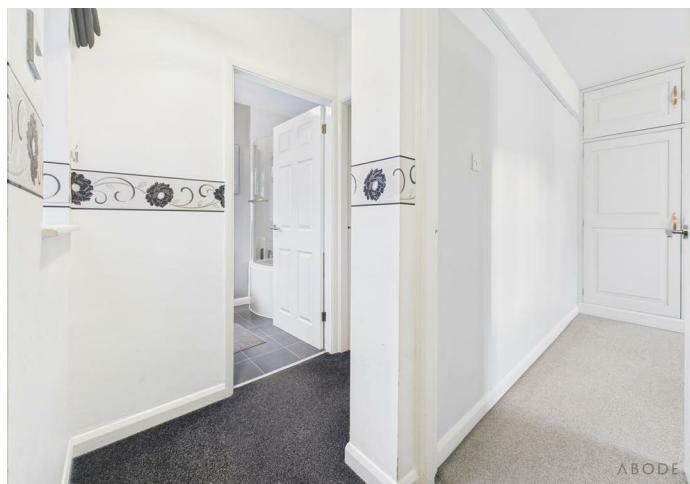
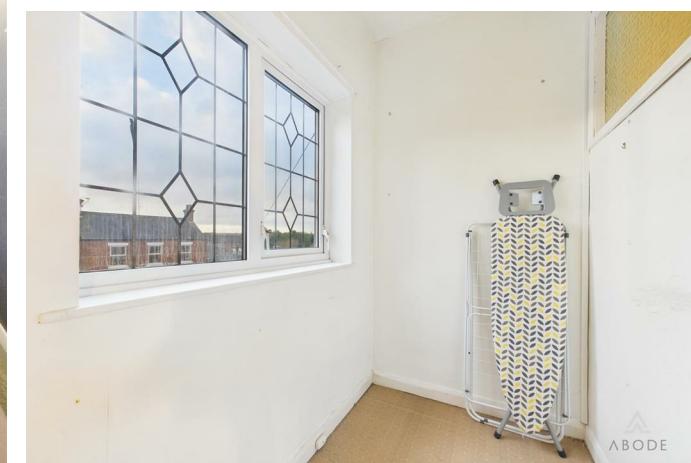
First Floor Landing

The landing benefits from a window providing natural light, access to the loft space and a built-in airing cupboard housing the immersion tank. Doors lead to the bedrooms and bathroom.

Bedroom One

A particularly spacious front-facing double bedroom enjoying a pleasant outlook. The room features built-in wardrobes either side of the chimney breast and access to an adjoining dressing room or study.







Dressing Room/Study

A versatile front-facing room, ideal for use as a dressing room, home office or nursery.

Bedroom Two

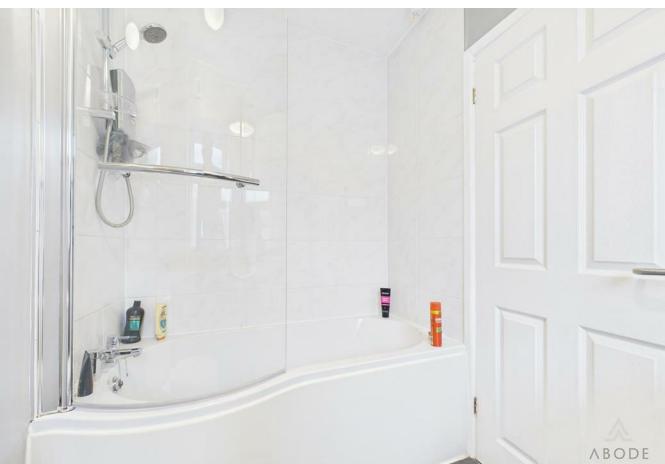
A further good-sized bedroom offering flexible accommodation for guests, family members or home working.

Bathroom

A modern fitted bathroom comprising a white three-piece suite, including a panelled shower bath with electric shower and glazed screen, complementary splashbacks, low-level WC, wash hand basin, shaving point, extractor fan and a chrome heated towel radiator.

Outside

To the front of the property is a charming westerly-facing enclosed garden, mainly laid to lawn with a paved patio area, blue slate shale borders and space for a garden shed. To the side is an additional raised patio, creating an attractive seating and entertaining area. A rear gate provides access to a shared passageway leading back to the front of the property.





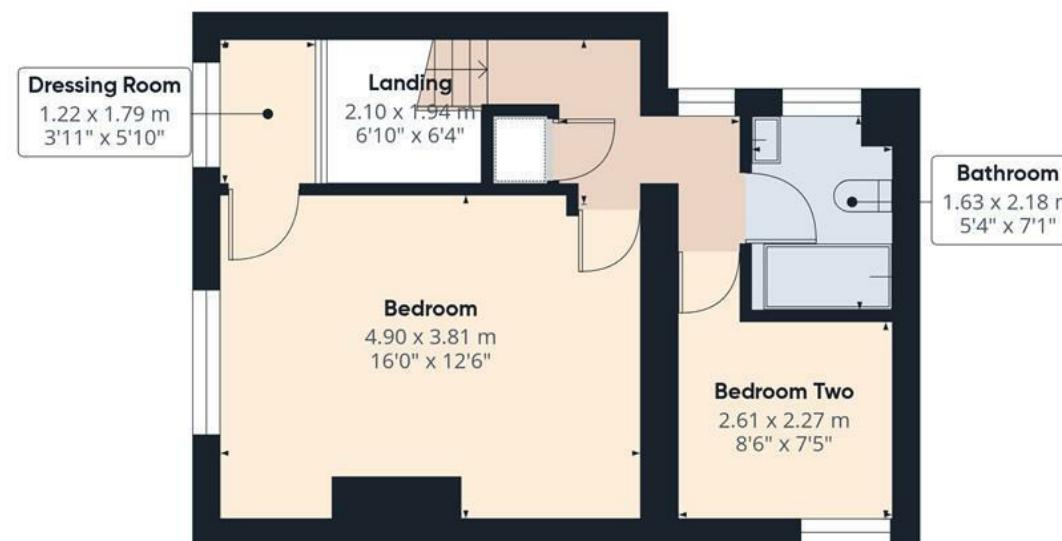


Floor 0

Approximate total area⁽¹⁾

71.8 m²

774 ft²



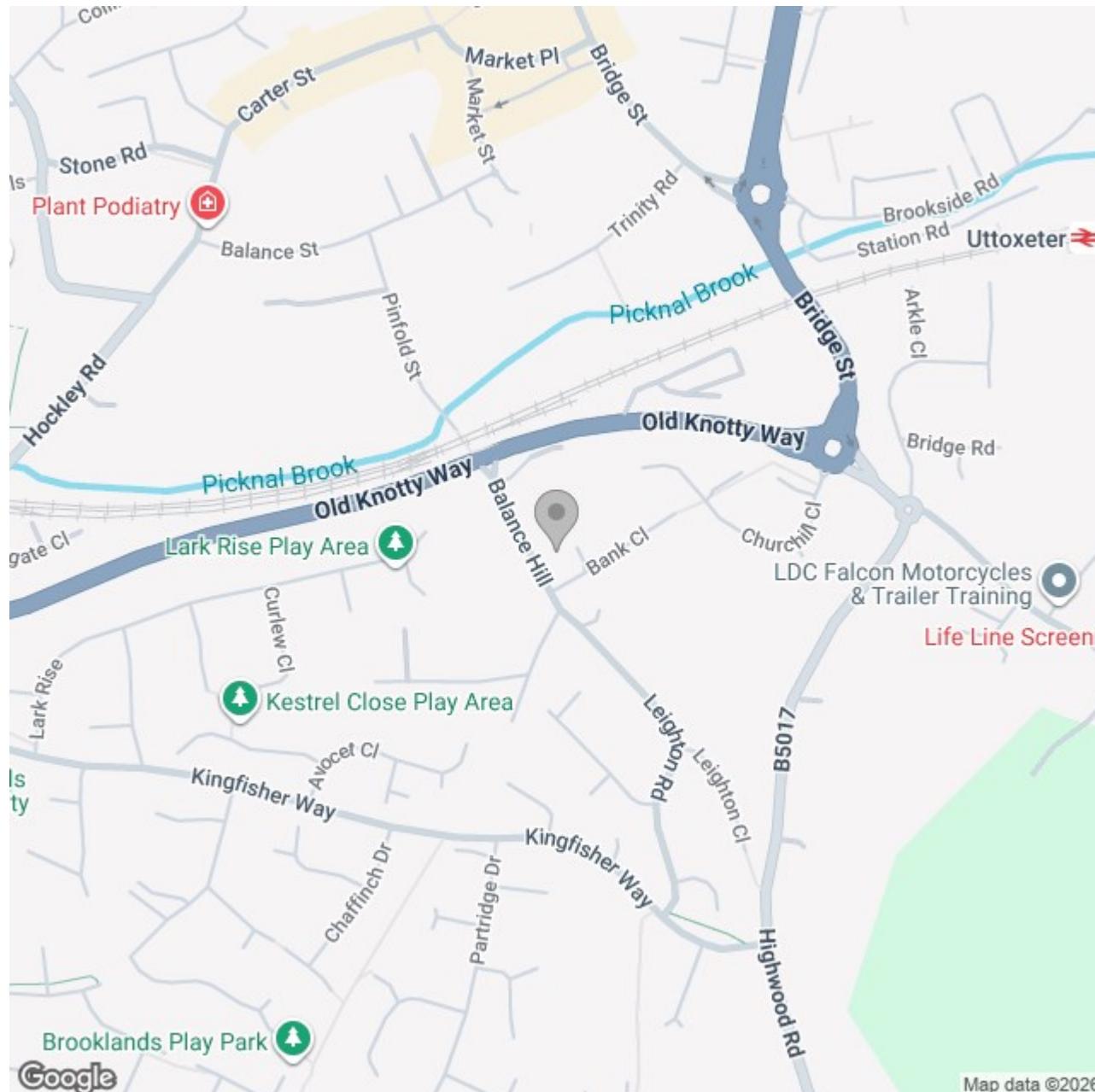
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	