



35 Balance Hill Uttoxeter ST14 8BS

£950 PCM

- Traditional semi-detached house
- Two spacious bedrooms
- Open plan kitchen dining
- Utility room with appliances
- Guest cloakroom
- Lounge with feature fireplace
- Front and rear gardens
- Close to Uttoxeter amenities
- Loft room ideal as dressing room or study
- Viewing highly recommended

BALANCE HILL



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Available close to the centre of town we have available to let this delightful traditional semi-detached house presents an excellent opportunity for families or couples. The property boasts two well-proportioned bedrooms plus a bonus converted loft room. The property is presented to a very high standard and has lots of charming features as well as being modern and inviting. With an open-plan kitchen and dining area perfect for entertaining or enjoying family meals. Also includes cooker, dishwasher and space for appliances and utility room with guest toilet this property is deceptively sized.

Upstairs there are two bedrooms, and a large loft room accessed off the main bedroom which could be used as a dressing area or study. There is also a shower room which includes luxury fixtures adding further to the standard of property available.

Outside, the property is complemented by a low maintenance garden. The property also benefits from gas central heating and double glazing throughout. Parking is restricted to road only.

The property is available now for long term tenancy. Deposit is £1096.15 or save £876 by opting for the alternative option with Reposit.

Disclaimer: Every effort has been made to ensure the description, details and photos are an accurate reflection of the let however there may be slight variances.

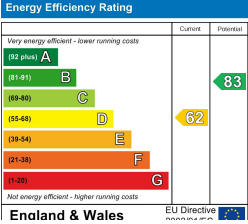
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Area Map



Energy Efficiency Graph



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