



**Bentley Road, Uttoxeter. ST14 7EN**

**welcome to**

**Bentley Road, Uttoxeter**

Bagshaws Residential bring to the market this three bedroom semi detached property offering excellent potential requiring some refurbishment works which will make this a great family home having attached garage and larger than average sized rear garden.



Access to the property is gained via a driveway providing off road parking leading to the garage and also to:

**Entrance Door:**

Leading into:

**Glazed Entrance Porch:**

With wood effect flooring; door leading into:

**Hallway:**

With wood effect flooring; central heating radiator; stairs to the first floor accommodation; doors off to:

**Lounge:**

12' 7" x 10' 9" excluding bow window ( 3.84m x 3.28m excluding bow window )  
Having double glazed bow window to the front elevation; feature fireplace housing a gas fire; central heating radiator; alcove shelving.

**Kitchen Diner:**

18' 11" max to back of units x 11' 7" ( 5.77m max to back of units x 3.53m )  
Comprising one and a half bowl sink set in a base unit; further base, drawer and wall units; integrated dishwasher; complementary work surfaces; double glazed window to the rear elevation; complementary wall and floor tiling; space for an American style fridge freezer; French doors leading out to the garden; understairs cupboard; door leading into garage.

**Stairs From Hallway:**

Leading to:

**First Floor Landing:**

With double glazed window to the side elevation; airing cupboard housing the combi boiler; doors off to:

**Bedroom:**

11' 3" x 10' 11" to back of wardrobe ( 3.43m x 3.33m to back of wardrobe )  
With double glazed window to the rear elevation; central heating radiator; built in cupboard.

**Bedroom:**

10' 7" x 9' 9" ( 3.23m x 2.97m )  
Having double glazed window to the front elevation; central heating radiator.

**Bedroom:**

9' 3" x 7' 5" ( 2.82m x 2.26m )  
With double glazed window to the front elevation; central heating radiator; built in cupboard.

**Bathroom:**

Having P shaped bath with wall mounted shower over; low level wc; wash hand basin; central heating radiator; double glazed windows to the rear and side elevations.

**Attached Garage:**

23' 4" x 9' 1" ( 7.11m x 2.77m )  
With up and over door; fitted wall and base units; appliance space; door leading into kitchen; door leading to the rear elevation; door leading to:

**Cloakroom:**

With low level wc; wash hand basin; window to the rear elevation.

**Gardens:**

To the front the block paved driveway provides ample off road parking. The larger than average rear garden having block paved patio area, lawned area and further decked patio area with timber ballustrade and timber fence boundaries.

**Please Note:**

Solar Panels are leased from 2014 for 25 years with peppercorn rent (if demanded). Please speak for Agent for further details.

Photographs may have been taken using a wide angle lens.



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## Bentley Road, Uttoxeter

- Semi Detached Home
- Offering excellent potential requiring some cosmetic improvement
- Three Bedrooms. Bathroom
- Lounge. Kitchen Diner. Cloakroom
- Driveway. Garage. Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR110177 - 0003

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bagshaws residential



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