



Hawthornden Close

Uttoxeter, ST14 7PE



John German 




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Traditional semi-detached home in need of some improvement, situated on the quiet cul-de-sac in a popular area providing easy access to local amenities and the town centre.

£225,000



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For sale with no upwards chain involved, consideration of this traditional O'Dair semi-detached home is strongly advised to appreciate the scope to personalise and make the house your own, including the opportunity to re-model or even extend the accommodation (subject to obtaining the necessary planning permission). An ideal buy for a first time buyer looking for a project, or those looking to downsize.

Occupying a pleasant plot situated on the quiet cul-de-sac which is within easy reach of both local amenities and the town centre, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 & M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A uPVC part obscure double-glazed entrance door opens to the hallway, where a side facing window provides additional natural light and stairs rise to the first floor having a useful cupboard beneath.

The generously sized lounge has a focal chimney breast with a gas fire, and a wide front facing window providing an abundance of natural light. An obscure glazed door and side panel leads to the dining room, having uPVC double glazed sliding patio doors providing a view of the rear garden and access outside. Beside the dining room is the kitchen which provides space for a small table and chairs, and the potential to remove the dividing wall and make one open space (subject to obtaining the necessary building regulations), presently having base level units and a sink unit set below the window overlooking the rear, space for a gas cooker and plumbing for a washing machine, a built-in pantry and doors to both outside and the hallway.

To the first floor, the pleasant landing has a side facing window and a fitted airing cupboard housing the hot water cylinder. Doors lead to the three bedrooms, two of which can easily accommodate a double bed and benefit from fitted wardrobes, with bedroom three also having built-in storage. Completing the accommodation is the fitted shower room and separate WC, having a modern white suite incorporating a corner cubicle with an electric shower over, and feature tiled walls to three sides.

Outside, to the rear, a patio leads to the good sized garden which is predominantly to lawn with borders, providing a blank canvas to landscape as you wish, enclosed to three sides. To the front is a garden also laid mainly to lawn with borders. Wrought iron double gates open to the tarmac driveway providing off road parking, extending to the side of the property where there is a carport, further to the detached garage which is in need of attention/removal.

What3 words: ///changed.improvise.mows

Agents note: Please note these particulars have been prepared to the best of our knowledge as we have limited information regarding the property.

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: Drive & carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric (there is mains gas to the property)

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24022026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



John German
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
 01889 567444
 uttoxeter@johngerman.co.uk

Agents' Notes

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