



Balance Hill, Uttoxeter. ST14 8BS

welcome to

Balance Hill, Uttoxeter

Bagshaws Residential bring to the market this mid terrace home ideally suited to FIRST TIME BUYERS or INVESTOR BUYERS being sold with NO UPWARD CHAIN with accommodation comprising: lounge, dining room, kitchen and to the first floor three bedrooms and family bathroom. Rear forecourt and front garden



Total floor area 63.3 m² (696 sq ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co



Auctioneer's Comments

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Access to the property is gained via shared steps leading up to:

Entrance Door:

Leading into:

Entrance Lobby:

Having cupboard housing the central heating boiler; tiled flooring; door off to:

Lounge:

13' 2" x 11' 11" max (4.01m x 3.63m max)

With feature fireplace housing a log burning stove; central heating radiator; French doors leading out to the front garden; laminate flooring; door giving access to the stairs to the first floor accommodation; wood effect flooring; storage cupboard; archway leading to:

Kitchen:

A fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated electric oven with gas hob and cooker hood over; plumbing for washing machine; further appliance space; complementary tiling; double glazed window to the rear elevation; central heating radiator; door leading out to the rear elevation.

Dining Room:

11' 6" x 9' 9" (3.51m x 2.97m)

With double glazed window to the side elevation; wood effect flooring; central heating radiator.

Stairs:

Leading to:

First Floor Landing:

With loft access; store cupboard; double glazed window to the rear elevation; doors off to:

Bedroom One:

13' 1" x 11' 11" max (3.99m x 3.63m max)

Having double glazed window to the front elevation; alcove with hanging rail; loft access; central heating radiator.

Bedroom Two:

10' 2" x 10' 2" (3.10m x 3.10m)

With double glazed windows to the rear and side elevations; central heating radiator.

Bedroom Three:

11' 6" max x 9' 10" max (3.51m max x 3.00m max)

With double glazed window to the front elevation; central heating radiator.

Family Bathroom:

Having bath with wall mounted shower over; wash hand basin; low level wc; heated towel rail; complementary tiling, double glazed window to the rear elevation.

Front Garden:

To the front of the property is a patio area, artificial grass area with flower plantings and two garden sheds. Gated shared passageway leads to the rear.

Rear Courtyard:

Enclosed courtyard having timber decked patio with perspex roofing and log store. Access to shared passageway to the front of the property.

Please Note:

Photographs may have been taken using a wide angle lens.



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Balance Hill, Uttoxeter

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid Terrace Property. NO UPWARD CHAIN
- Ideal for First Time Buyers/Investment Buyers

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UTR110158 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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