

Stanley Crescent

Uttoxeter, Staffordshire, ST14 7BD

John 
German





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£259,995

Attractive traditional semi detached home with substantially extended ground floor accommodation, providing a deceptively spacious and versatile family sized home located in a popular area.



For sale with no upward chain involved, viewing of this lovely extended home is strongly recommended to appreciate its size and layout, versatility provided by the additional reception room/bed room on the ground floor and its well-regarded location.

Situated in walking distance to convenience shops (including a Tesco Express mini supermarket) and a public house, the town centre and its wide range of amenities are also relatively close by. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A traditional storm porch with a part obscure double glazed entrance door leads to the welcoming and impressive hall which has a feature tiled floor, stairs rising to the first floor and access to the spacious ground floor accommodation.

To the right is the dining room which has a lovely focal fireplace and a walk-in bay window to the front. A wide arch leads to the separate living room, also having a focal fireplace and a window overlooking the rear garden plus a door returning to the hall.

On the opposite side of the hall is the adaptable additional reception room, an ideal family room or study, or alternatively a fourth bedroom if desired.

A useful lobby area has a built-in laundry cupboard plus an under stairs recess and a door to the fitted shower room which has a suite incorporating a double shower cubicle.

Completing the ground floor accommodation is the spacious fitted dining kitchen which has a range of base and eye level units with work surfaces and inset sink unit set below a window overlooking the garden, a fitted gas hob with extractor over, built-in oven and integrated dishwasher. Part glazed French doors and a matching side light open to the pleasant patio.

To the first floor the landing has a side facing window and doors to the three bedrooms, two of which can easily accommodate a double bed, and a fitted family bathroom which has a white suite.

Outside - A paved patio provides a pleasant entertaining area enjoying a degree of privacy with steps down to the good-sized garden which is mainly laid to lawn with shrub borders.

To the front is a block paved driveway providing off road parking for several cars.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/11042022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

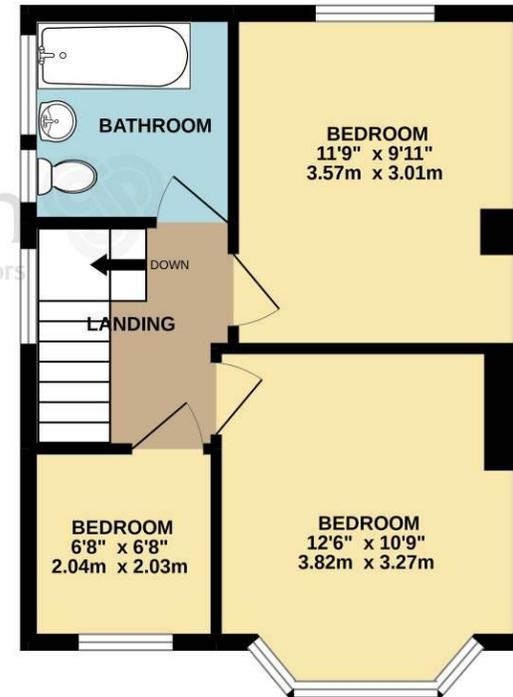




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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