

Cheadle Road  
Uttoxeter, ST14 7BX



Attractive traditional semi detached  
cottage with well presented character  
accommodation set back from the  
road with off road parking.

£180,000



John German

For sale with no upward chain involved, consideration of this delightful and unique semi detached cottage is strongly advised to appreciate its room dimensions and layout, features and the exact position set back from the road with its off road parking. An ideal first home, downsize or investment.

Situated in a popular area of town within close proximity to local amenities, including a Tesco express mini supermarket, school and public house. The town centre and its wide range of amenities are also within easy reach, as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

A tiled canopy porch with a uPVC part obscured double glazed door opens to the hall which has stairs rising to the first floor and a door to the ground floor accommodation.

The generously sized lounge has dual aspect window providing natural light and useful built in storage cupboards.

Across the rear of the kitchen is the fitted kitchen and dining area having a range of base and eye level units with work surfaces and inset sink unit, fitted electric hob with extractor hood over and oven under, plus space for additional appliances and a tiled floor. Dual aspect windows provide light and a door leads to the useful porch/laundry which has plumbing for a washing machine and a door to the outside.

To the first floor, the landing has access to the loft and doors to the two good sized bedrooms plus the fitted family bathroom which has a white suite with an electric shower above the panelled bath, splashbacks and front facing window.

Outside, to the front is a concrete patio with space for a shed plus a low maintenance garden which is mainly gravelled with shrubbed borders.

Shared access leads to a tarmac driveway which provides off road parking.

What3words: karting.promotion/quicker

**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](http://www.gov.uk/government/organisations/environment-agency)

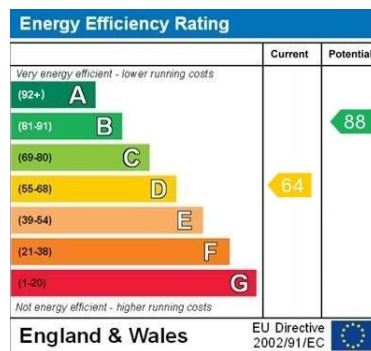
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/26042023

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







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#### Agents' Notes

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#### 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.

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