

Lark Rise

Uttoxeter, ST14 8SZ



Modern style semi detached house in need of cosmetic updating. For sale with no upwards chain involved. Situated on the always in demand Birdland development.

£170,000



John German 

An ideal project for a first time home buyer, downsizer or buy to let investor looking for a place to put their own stamp on the property, viewing and consideration is strongly recommended to appreciate the TLC required, potential and location.

Situated on the sought after and well regarded development within easy reach of the convenience shop found on the estate, and the town centre with its wide range of amenities.

Accommodation: A uPVC part obscured double glazed entrance door opens to the hall where doors lead to the ground floor accommodation.

To the front, the generously sized lounge extends to the full width of the home, having a focal fireplace and stairs rising to the first floor.

Also extending to the full width of the property is the dining kitchen which is positioned to the rear of the home, having a range of base and eye level units with work surfaces and inset sink unit set below the window, space for a gas cooker and further appliances plus the wall mounted combination gas central heating boiler.

To the first floor, the landing leads to the two good sized bedrooms. The front facing master extending to the width of the house again, having a built in double wardrobe, the second bedroom also has a built in cupboard/wardrobe.

Completing the accommodation is the bathroom which has a white suite with complementary tiling and a mixer shower above the panel bath.

Outside: To the rear, the southerly facing paved patio leads to the tiered garden which has bark borders and timber sleeper edging, and a further paved seating area plus an additional shrub border, enclosed to three sides with gated access to the front and space for a shed.

To the front is a gravelled garden with shrub beds, a tarmac driveway extends to the side of the property providing off road parking.

What3Words: total.power.mentioned

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

Property construction: Brick

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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/>

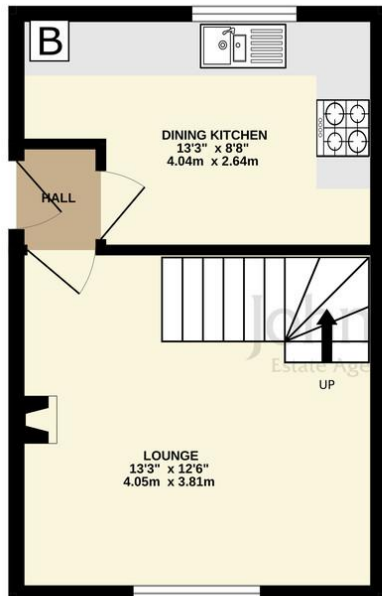
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

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

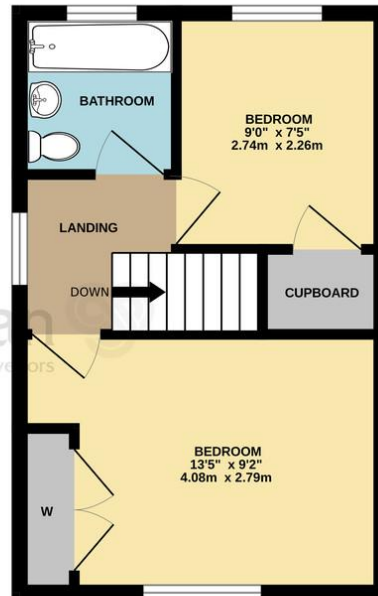
Our Ref: JGA06022024

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GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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