

Lightfoot Road
Uttoxeter, ST14 7HB



Substantial traditional semi detached home providing well proportioned accommodation in need of a comprehensive improvement programme, occupying a good sized plot backing onto a first school within a popular area of Uttoxeter.

£185,000



John German 

For sale with no upward chain involved, consideration and viewing of this well proportioned home is highly advised whether you are a first time buyer or home mover looking for a project, or looking for an investment property. Offering a huge amount of potential to modernise plus the possibly to extend (subject to obtaining the necessary planning permission).

Occupying a pleasant plot and position backing onto Tynsel Parkes first school in a popular area within close proximity to local amenities including the school and the 'five shops' found on Windsor Road. The town centre and its wide range of amenities are also within easy reach.

A uPVC obscured double glazed entrance door opens to the central hall having stairs rising to the first floor and doors to the spacious ground floor accommodation. The lounge extends to the full depth of the home having a focal gas fire and dual aspect windows including a deep walk-in front facing bay.

On the opposite side of the hall is the dining kitchen which also extends to the full depth of the property having dual aspect windows providing ample light. There is a range of base and eye level units with worktops and an inset sink unit set below the rear facing window, gas hob with an extractor over and electric oven under, plus space for further appliances and a gas fire in the dining area. Sliding doors open to the rear porch where a part glazed door gives access to the rear garden.

To the first floor, the landing has a rear facing window providing light, a built-in airing cupboard housing the hot water cylinder and doors to the three good sized bedrooms, two of which can easily accommodate a double bed. Finally there is the bathroom which has two rear facing obscure windows.

Outside to the rear, there is a gravelled patio extending to the width of the plot enjoying a degree of privacy and a paved area to the side elevation with gated access to the front. Steps lead to the decking area providing a pleasant seating and entertaining area in need of some repair, having a sunken hot tub plus access to the top of the garden where there is an artificial lawn. All enclosed to three sides by panelled fencing and established hedge, backing onto Tynsel Parkes first school. To the front is a garden laid to lawn with a concrete hard standing providing potential for off road parking, subject to obtaining planning permission to drop the roadside kerb.

What3words: interests.surface.pads

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

Property construction: Standard

Parking: On road

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: JGA/10062024

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GROUND FLOOR



1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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