

Hall Road

Uttoxeter, ST14 7PN



Traditional semi detached home providing well proportioned accommodation with scope to personalise, situated on the highly regarded and sought after road.

£239,000

John German

For sale with no upward chain involved, consideration of this substantial home is essential to appreciate its room dimensions, potential to make the house your own home and its superb location on the well-regarded road. An ideal first home or move either up or down the property ladder.

Providing easy access to the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, schools, train station, modern leisure centre and gyms, plus the multiscreen cinema.

An enclosed porch with an obscure glazed door leads to the welcoming hallway where stairs rise to the first floor having an understairs cupboard and doors open to the spacious ground floor accommodation.

The comfortably sized lounge has a wide front facing window providing an abundance of natural light, plus a focal chimney breast with a coal effect gas fire and feature surround. Glazed double doors open to the dining room overlooking the rear garden.

Beside the dining room is the fitted kitchen providing potential to remove the dividing wall and make it one open space extending to the width of the home (subject to obtaining the necessary consents/building regulations). Presently having a range of base and eye level units with fitted work surfaces and an inset sink unit set below the window overlooking the garden, a fitted gas hob with an extractor over and double electric oven under, additional appliance space and the wall mounted gas central heating boiler. A door leads back to the hall and a further door to the good size utility room where there is a fitted worktop with plumbing for a washing machine and additional appliance space, two useful built in storage cupboards and a door to the outside.

To the first floor, the landing has a side facing window providing natural light, fitted airing cupboard and doors leading to the three good size bedrooms, two of which can easily accommodate a double bed, the front facing master having built in wardrobes. Finally, there is the family bathroom having a coloured suite with tiled splashbacks, incorporating a panelled bath with a mixer shower over, plus a rear facing window.

Outside to the rear, a paved patio leads to the low maintenance garden which is mainly barked with a central circular gravelled feature with a variety of shrubs, plus an enclosed seating area with artificial turf and a gazebo. Enclosed to all sides with gated access to the front. To the front is an enclosed barked garden with borders. A tarmac driveway provides off road parking, leading to the garage which has an up and over door, power and a personal door to the side.

What3words: modes.makes.beakers
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard. **Parking:** Drive & garage
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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/17042025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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