

# Cheadle Road

Uttoxeter, ST14 7BS



Great spot within WALKING DISTANCE OF THE TOWN CENTRE, local schools, rugby club, supermarkets etc - you simply can't get more convenient! The spacious accommodation is laid out over three floors plus a rear garden, off road parking and a GARAGE. Available now with NO UPWARD CHAIN.

£225,000

John German 

Entrance to the property is via a spacious entrance hall with a ceramic tiled floor and central heating radiator. Stairs rise up to the first floor landing and doors lead off to the main living spaces.

Off the hall is guest's cloakroom fitted with a two piece suite and central heating radiator.

The dining kitchen is fitted with a range of base and eye level units with roll edge worksurfaces with matching upstands, inset one and a quarter bowl sink unit with mixer tap, built-in oven with four ring gas hob, brushed aluminium splashback and matching extractor hood over together with plumbing for a washing machine and space for a fridge freezer. Ceramic tiled floor runs underfoot and continues through to the dining area with a central heating radiator and uPVC double glazed window overlooking the front elevation.

The main living room runs across the rear of the property with a uPVC double glazed window and central heating radiator beneath, plus matching French doors opening onto the rear garden. The focal point of the room is a modern wall mounted living flame electric fire.

On the first floor, stairs lead to the landing with a built-in airing cupboard and a second staircase rising to the second floor. Bedrooms two and three are both good doubles with built in wardrobes, central heating radiators and uPVC double glazed windows. Bedroom four is a single room with a uPVC double glazed window overlooking the rear garden and a central heating radiator.

Completing the accommodation on this floor is the family bathroom fitted with a white three piece suite comprising low flush WC, pedestal hand wash basin and a panelled bath with shower over. There is ceramic tiling to splashback areas, a uPVC double glazed window to the front and central heating radiator.

On the second floor is the master bedroom which is a lovely size and offers a great retreat from the rest of the family or just from the rigors of daily life, having a built-in double wardrobe, central heating radiator, uPVC double glazed dormer window to the front and a double glazed skylight to the rear. The spacious en suite is fitted with a three piece suite comprising low flush WC, pedestal hand wash basin and a shower enclosure. There are ceramic tiled splashbacks, radiator and uPVC double glazed dormer window to the rear.

Outside, the property is set back from the road behind wrought-iron fencing and an attractive open plan frontage. The rear garden is fully enclosed and mainly laid to lawn with a gravelled patio area and gated access to the rear. The garage and parking is located to the rear and to the left hand side of the row underneath the coach house.

**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:** Parking & garage to rear

**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

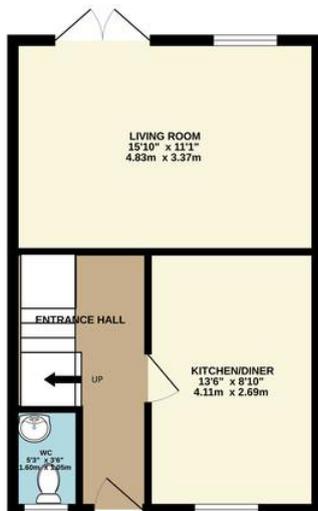
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/06022026

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GROUND FLOOR



1ST FLOOR



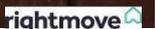
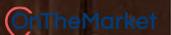
2ND FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**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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