



**Northfield Avenue, Rocester, Uttoxeter. ST14 5LE**

welcome to

## Northfield Avenue, Rochester, Uttoxeter

Bagshaws Residential advise EARLY VIEWING of this traditional semi detached situated in popular village having undergone REFURBISHMENT and in brief comprising: lounge, kitchen diner, guest cloakroom, three bedrooms & family shower room. GENEROUS REAR GARDEN & driveway. NO CHAIN.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspectors. Powered by [www.focalagent.com](http://www.focalagent.com)

Access to the property is gained via:

**Entrance Door:**

Leading into:

**Entrance Vestibule:**

With central heating radiator; stairs to the first floor accommodation; doors off to:

**Lounge:**

15' 1" x 13' 11" ( 4.60m x 4.24m )

Having double glazed window to the front elevation; TV point; fire opening with slate hearth; central heating radiator; door leading into:

**Kitchen Diner:**

15' 6" x 8' 7" ( 4.72m x 2.62m )

A refitted kitchen comprising composite sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated dishwasher and fridge freezer; four ring gas hob with cooker hood over; central heating radiator; wood effect flooring; complementary tiling; door leading out to the rear elevation; large understairs cupboard with plumbing for washing machine; door leading into:

**Guest Cloakroom:**

Having low level w.c.; wash hand basin set in a vanity unit; Combi central heating boiler; central heating radiator; frosted double glazed window to the side elevation.

**Stairs From The Vestibule:**

Leading to:

**First Floor Landing:**

With doors off to:

**Bedroom One:**

11' 7" x 10' 2" ( 3.53m x 3.10m )

With double glazed window to the front elevation; central heating radiator.

**Bedroom Two:**

12' 8" x 8' 6" ( 3.86m x 2.59m )

Having double glazed window to the rear elevation; central heating radiator.

**Bedroom Three:**

9' 7" x 9' 7" ( 2.92m x 2.92m )

With double glazed window to the rear elevation; central heating radiator.

**Family Shower Room:**

Having corner shower cubicle with wall mounted shower; low level w.c.; wash hand basin set in a vanity unit; ceiling spot lights; frosted double glazed window to the front elevation; complementary tiling; wood effect flooring.

**Externally:**

To the front the driveway provides off road parking and pleasant fore lawned area. The rear garden is mainly laid to lawn with raised patio area, mature tree and shrub plantings and timber fenced boundaries. Brick built store.

**Please Note:**

Photographs may have been taken using a wide angle lens.

**Agents Note:**

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



**view this property online** [bagshawsresidential.co.uk/Property/UTR110152](http://bagshawsresidential.co.uk/Property/UTR110152)



welcome to

## Northfield Avenue, Rocester, Uttoxeter

- RECENTLY REFURBISHED Semi Detached
- FULL REWIRE & NEW CENTRAL HEATING SYSTEM 2023
- uPVC WINDOWS, FRONT AND REAR COMPOSITE DOOR 2023
- Three Bedrooms. REFITTED SHOWER ROOM
- Lounge. REFITTED KITCHEN DINER. Guest Cloakroom

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in the region of

**£225,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/UTR110152](https://www.bagshawsresidential.co.uk/Property/UTR110152)



Property Ref:  
UTR110152 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01889 567567**



[Uttoxeter@bagshawsresidential.co.uk](mailto:Uttoxeter@bagshawsresidential.co.uk)



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



**[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)**