

Lark Rise
Uttoxeter, ST14 8SZ



Modern three-bedroom end terrace home with no upwards chain involved providing well-presented accommodation situated on the always sought-after Birdland development in close proximity to amenities.

£175,000

John German 

Recently re-decorated and re-carpeted, this lovely three-bedroom home represents an ideal first home, a step up or down the property ladder, or a buy to let investment.

Ready to move into, the property is situated on the desirable Birdland development within walking distance to the convenience store on the estate and the town centre and its wide range of amenities which include supermarkets and independent shops, public houses and restaurants, coffee houses and bars, multi-screen cinema and a modern leisure centre.

Accommodation

A traditional tiled canopy porch with a part obscure double glazed door leads to the hall where stairs rise to the first floor with a useful built in storage cupboard, and doors lead to the ground floor accommodation and to the integral garage.

The generously sized lounge/dining room extends to the full width of the property and has French doors open to the garden. A door leads to the fitted kitchen which provides space for a small breakfast table with a range of base and eye level units with work surfaces, an inset sink unit set below a front facing window, fitted gas hob with extractor over and electric oven under plus space for further appliances.

To the first floor the landing leads to the three bedrooms, two of which have built in storage, and to the fitted family bathroom which has a white three-piece suite with a shower above the bath and complementary tiled splash backs.

Outside

To the rear a paved patio leads to the garden which is presently low maintenance being gravelled enclosed to three sides and enjoying a degree of privacy.

To the front is a small garden laid to lawn and a tarmac driveway providing off road parking leads to the integral garage that has an up and over door and houses the wall mounted gas central heating boiler.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk
www.eaststaffsbc.gov.uk

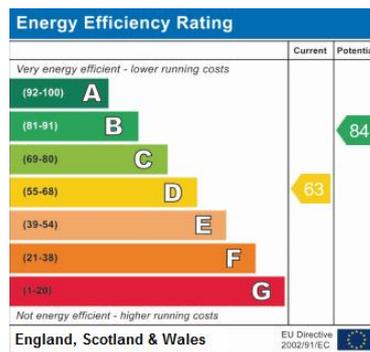
Our Ref: JGA/29092020

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



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John German
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
 01889 567444
 uttoxeter@johngerman.co.uk

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