

Lightfoot Road

Uttoxeter, ST14 7HB

John 
German



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£154,995

Traditional style semi detached home with two double bedrooms, in need of some cosmetic updating, occupying a good-sized established plot in a popular area of town with no upward chain involved.

An ideal first time home or downsize for those buyers looking for a bit of a project to personalise, or a buy to let investment, viewing and consideration is strongly recommended. Enjoying a pleasant position on Lightfoot Road backing onto Tynsell Parks First School, the property benefits from a combination gas central heating system and majority uPVC double glazing.

Located in a popular area of Uttoxeter in close proximity to local amenities and within easy reach of the town centre and its wide range of amenities including supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, multi-screen cinema and a modern leisure centre. The A50 dual carriageway is also easily approached linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation

A uPVC part obscure double glazed entrance door leads to the hall where stairs rise to the first floor and there is a side facing window providing natural light.

The spacious lounge/dining room extends to the full depth of the property having a focal fireplace with a gas fire and a wide front facing window. Obscure glazed double doors lead to the lean-to garden room which could also be used as a formal dining room, overlooking the rear garden and having a glazed door opening to the patio.

The fitted kitchen has a range of base and eye level units with work surfaces and inset sink unit set below the rear facing window, a fitted gas hob and built-in oven plus additional appliance space and a useful under stairs cupboard. A uPVC part obscure double glazed door leads to the side passage that has doors opening to both the front and rear elevations and doors to two useful store rooms.

To the first floor the landing has a built-in cupboard and doors leading to the two double bedrooms and the fitted bathroom that has a white three-piece suite with complementary tiled splash backs and an electric shower above the panelled bath. The spacious front facing master bedroom has a built-in cupboard housing the combination gas central heating boiler.

Outside

To the rear a paved patio leads to a good sized established garden which is enclosed to three sides and enjoys a degree of privacy with borders, space for a greenhouse and a shed.

To the front is a tarmac driveway and paved hardstanding providing parking.

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 **Our Ref:** JGA/08012021

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







GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

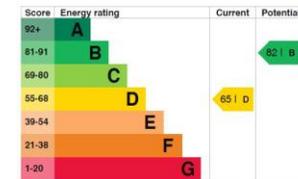
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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