







This spacious traditional semi-detached home in a popular residential area of Uttoxeter is offered with no upward chain and is within walking distance of local amenities, schools, and green spaces.

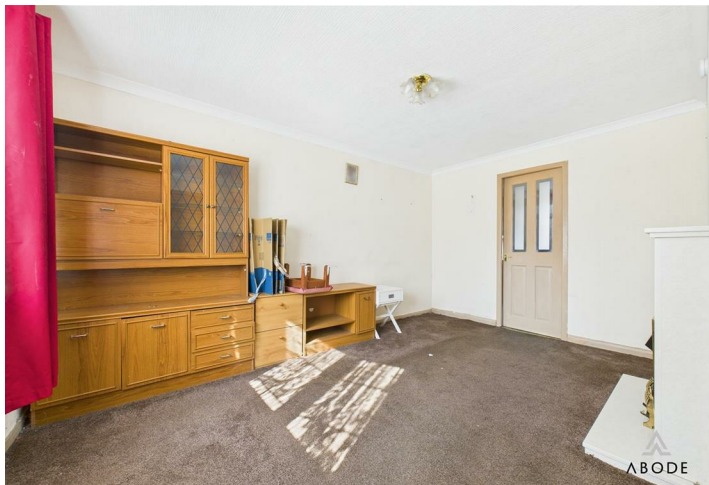
The property requires updating and full renovation throughout, presenting a fantastic opportunity for buyers looking to modernise a home to their own taste.

Internally, the accommodation comprises a welcoming hallway, a living room with a bay window, and a dining room leading to the kitchen, which offers a range of units and space for appliances. A side entry provides additional utility space and access to a ground-floor WC.

Upstairs, there are two spacious bedrooms and a family shower room with a shower cubicle, WC, and wash hand basin.

Externally, the property features outdoor garden space, with potential for improvement and various sheds.

Ideal for buyers looking for a renovation project, this home offers plenty of scope to enhance and add value.





### Hallway

With a glazed window to the side elevation, central heating radiator, consumer unit, UPVC front entry door, staircase rising to the first-floor landing, thermostat, and an internal door leading to:

### Lounge

With a UPVC double-glazed bay window to the front elevation, central heating radiator, TV aerial point, focal point electric fireplace, smoke alarm, and an internal door leading to:

### Dining Room

With two UPVC glazed units to the rear and side elevations, central heating radiator, smoke alarm, and an internal door leading to:

### Kitchen

With a UPVC double-glazed window to the rear elevation, a range of matching base and eye-level storage cupboards and drawers with roll-top preparation work surfaces and surrounding tiling, stainless steel sink and drainer, space for under-counter white goods, pantry cupboard, and an internal door leading to:

### Side Entry/Utility

With doors to both front and rear elevations, the room makes an ideal utility space with an internal door leading to:

### W.C.

With a UPVC double-glazed frosted glass window to the rear elevation and a low-level WC with a continental flush.

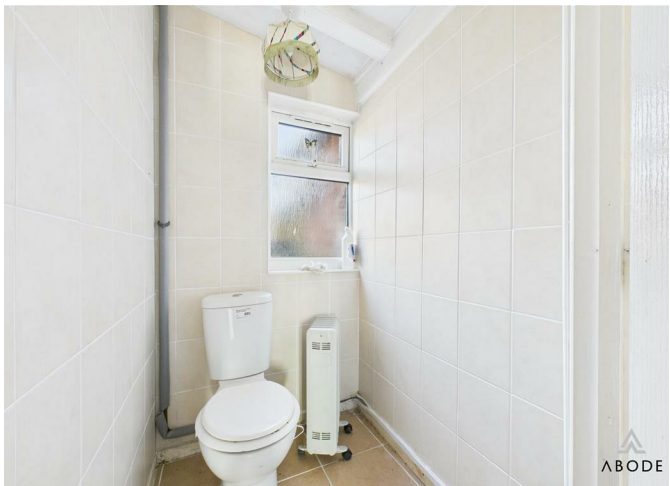


### Bedroom One

With a UPVC double-glazed window to the front elevation, central heating radiator, and an over-stairs storage cupboard housing the Worcester Bosch central heating combination gas boiler.











### Bedroom Two

With a UPVC double-glazed window to the rear elevation, central heating radiator, and TV aerial point.

### Shower Room

With a UPVC double-glazed frosted glass window to the rear elevation, featuring a three-piece shower room suite comprising a low-level WC with a continental flush, pedestal wash basin, and a shower cubicle with a sliding glass screen. The room is finished with complementary wall tiling, a chrome heated towel radiator, and an electric fan heater.









Floor 0

**Approximate total area<sup>(1)</sup>**

59.89 m<sup>2</sup>

644.65 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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