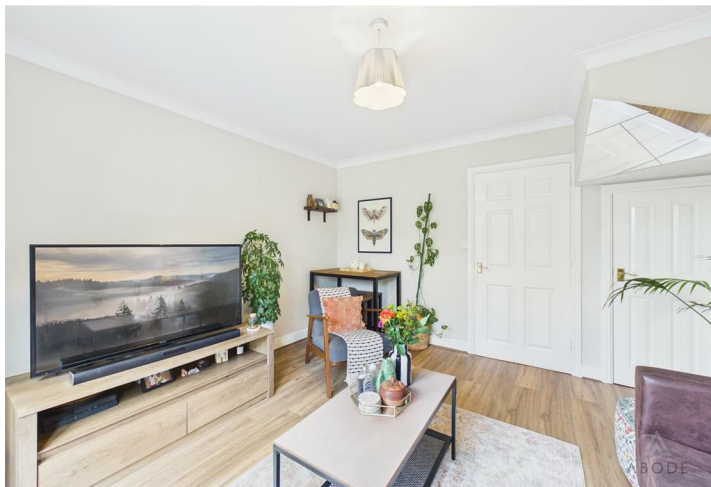






This attractive two-bedroom terraced home is perfect for first-time buyers, offering a convenient location just moments from Uttoxeter train station and a range of local amenities. Ideally situated for commuters, the property benefits from excellent transport links to the A50, M1 and M6, with easy access to Stoke-on-Trent, Stafford and Derby.

In brief the gas centrally heated and double glazed accommodation comprises of entrance hallway, cloakroom/wc, fitted kitchen with integrated appliances and lounge. To the first floor there are two double bedrooms and family bathroom.



The Accommodation

Entrance Hallway

14.1 x 6

Cloakroom/WC

4.8 x 4.0

Kitchen

10. x 5.11

Living Room

11.5 x 12.2

First Floor Landing

6.4 x 3.1

Bedroom One

12.4 x 8.6

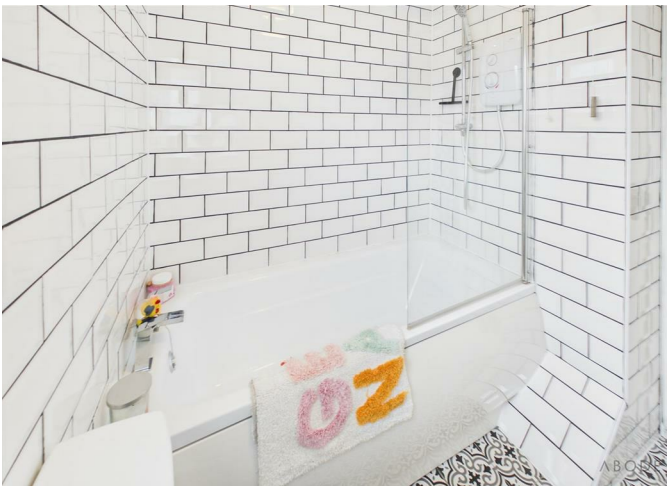
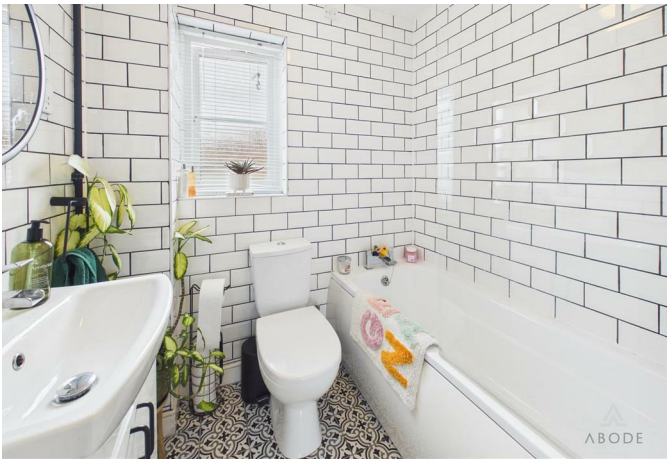
Bedroom Two

9.11 x 5.10

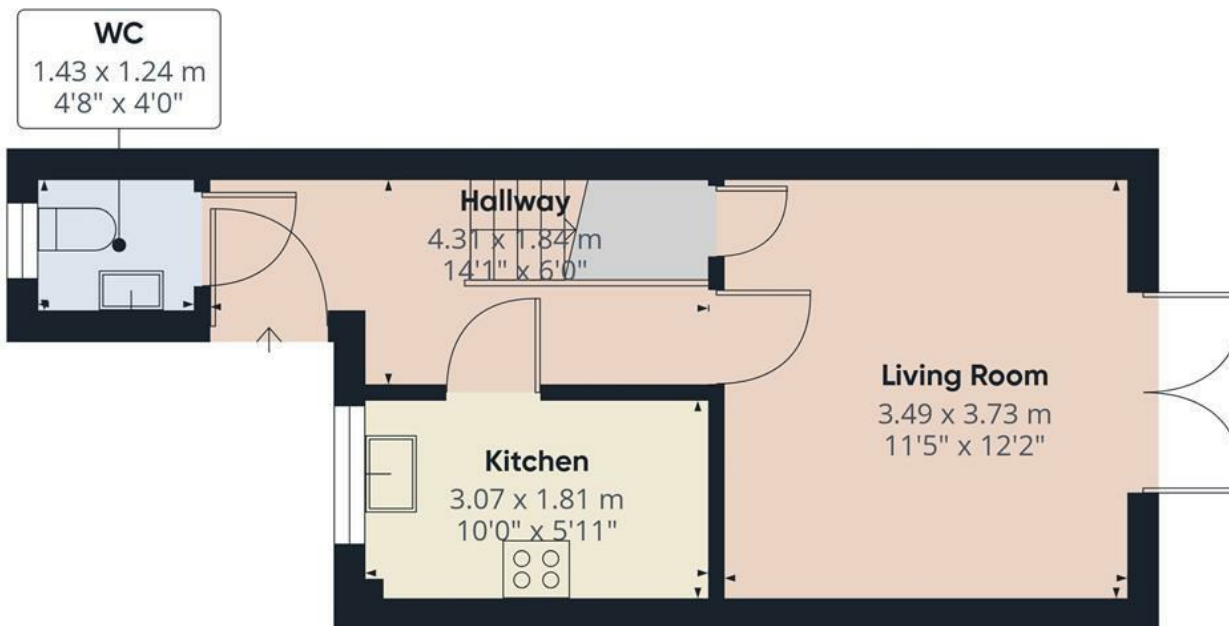
Family Bathroom

5.4 x 6.1

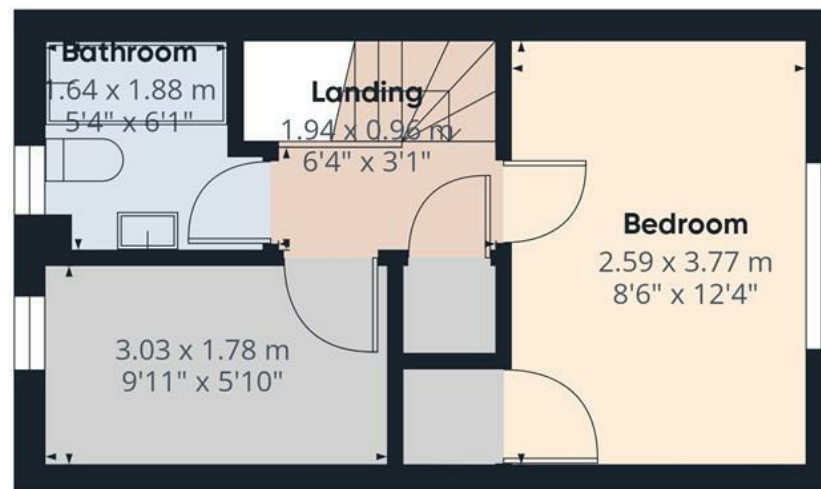








Floor 0



Floor 1



Approximate total area⁽¹⁾

49.9 m²

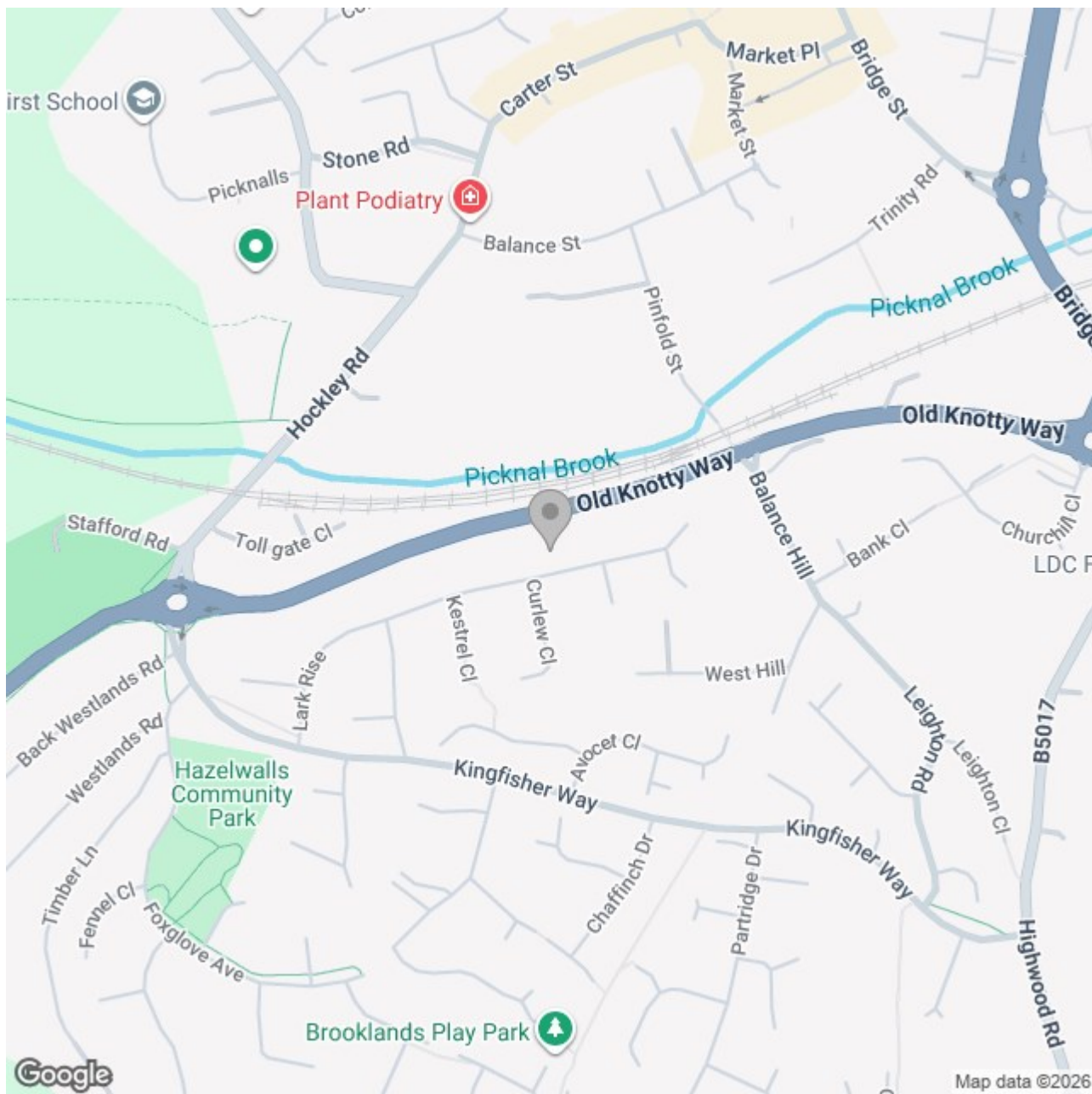
537 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	