





Offered for sale with no upward chain, this well-presented and modern two-bedroom mid-townhouse is ideally positioned within easy reach of Uttoxeter town centre, local amenities, schools, and excellent commuter links via the A50. An ideal purchase for first-time buyers or investors alike, the property benefits from uPVC double glazing throughout, attractive gardens, and allocated off-road parking.

The accommodation begins with a welcoming entrance hallway featuring stylish timber panelling and leading through to the main living space. To the front elevation is a fitted kitchen offering a range of matching base units, wood block-effect work surfaces, tiled splashbacks, integrated oven and gas hob, ceramic sink, and space for additional appliances.

To the rear, the spacious lounge/diner provides a bright and comfortable living area with views over the garden, exposed ceiling beams, staircase rising to the first floor, and direct access onto the rear garden.

The first-floor landing gives access to two well-proportioned bedrooms and the family bathroom. The principal bedroom enjoys fitted wardrobes and useful over-stairs storage, while the second bedroom benefits from feature wall panelling and loft access. The bathroom is fitted with a three-piece suite comprising a bath with shower over, pedestal wash hand basin, and low-level WC, complemented by tiled walls and additional storage.

Externally, the property enjoys a foregarden to the front and an enclosed west-facing rear garden mainly laid to lawn with a cosy patio seating area — ideal for relaxing or entertaining. Gated side access leads through to the designated off-road parking bay located within a neighbouring parking area.

Early viewing is highly recommended and strictly by appointment only through Abode Estate Agents.



Hallway

Accessed via a glazed front door, the welcoming hallway features stylish timber panelling, two feature walls, a central heating radiator, and an internal door leading through to the main living accommodation.

Kitchen

Positioned to the front elevation with a UPVC double-glazed window, the kitchen is fitted with a range of matching base units and shelving, complemented by wood block-effect work surfaces and tiled splashbacks. Integrated appliances include a one-and-a-half bowl ceramic sink with mixer tap and drainer, a four-ring gas hob, and a built-in oven with grill. There is plumbing for freestanding appliances and additional space for further white goods. The central heating combination boiler is also housed here.

Lounge

A bright and spacious dual-purpose reception room with a UPVC double-glazed window overlooking the rear garden and a matching rear access door. The room features a staircase rising to the first-floor landing with a carpet runner, a central heating radiator, TV aerial point, and attractive exposed ceiling beams.

Landing

With smoke alarm and access to all first-floor rooms.



Bedroom One

A well-proportioned double bedroom with a UPVC double-glazed window to the rear elevation, central heating radiator, and TV aerial point. Additional benefits include a useful over-stairs storage cupboard and a range of fitted wardrobes.

Bedroom Two

With a UPVC double-glazed window to the front elevation, central heating radiator, and feature wall panelling. Access to the loft space is provided via a hatch.





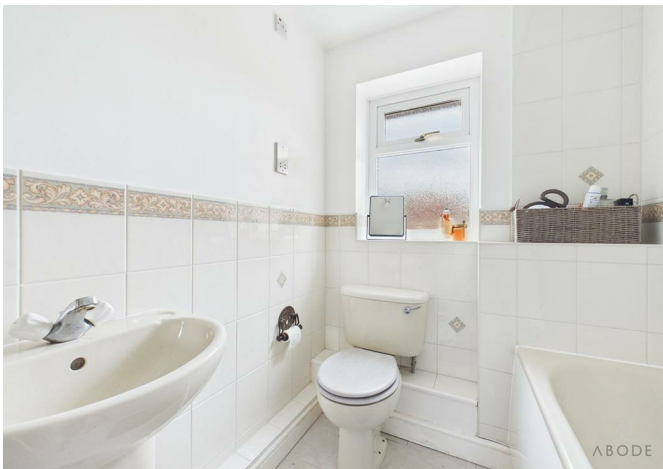


Bathroom

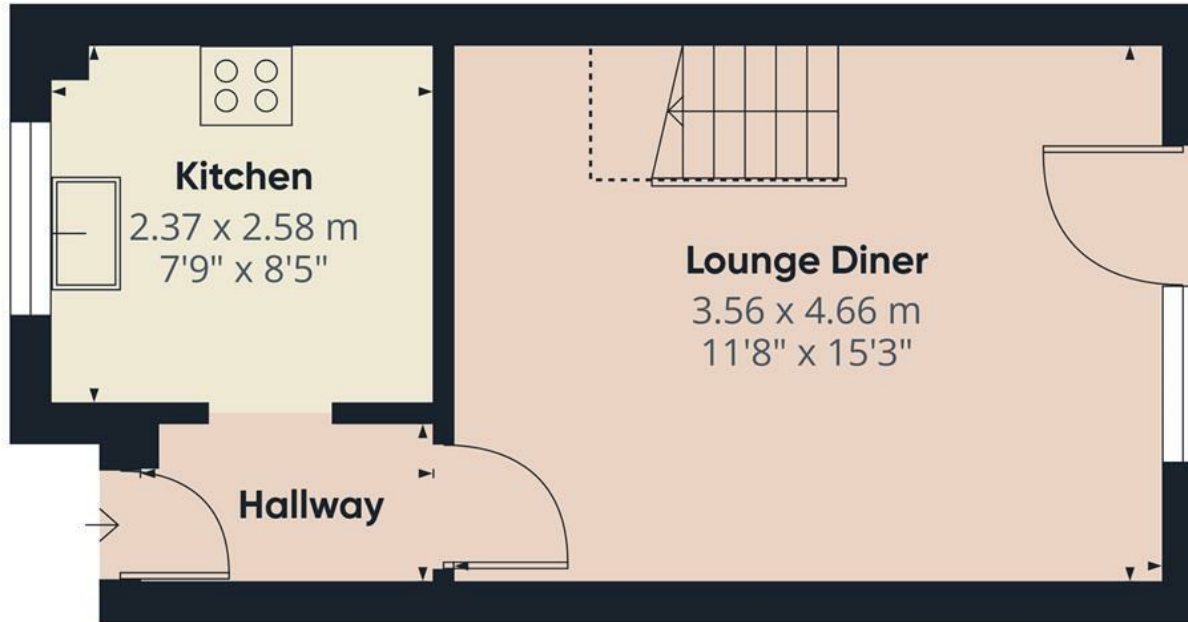
Fitted with a UPVC double-glazed frosted window to the front elevation, the bathroom comprises a three-piece suite including a low-level WC, pedestal wash hand basin with mixer tap, and a bath with shower over. The room is finished with complementary wall tiling and includes a shaving point, central heating radiator, extractor fan, and a useful storage cupboard with shelving.

Outside

Outside, the front of the property features a foregarden. To the rear, there is a lawned garden with a cozy patio area, enjoying the west facing gardens. Additionally, a gated entry at the side of the property leads to off-road parking bay area. The designated parking area for this property can be seen on the photo reel.







Approximate total area⁽¹⁾

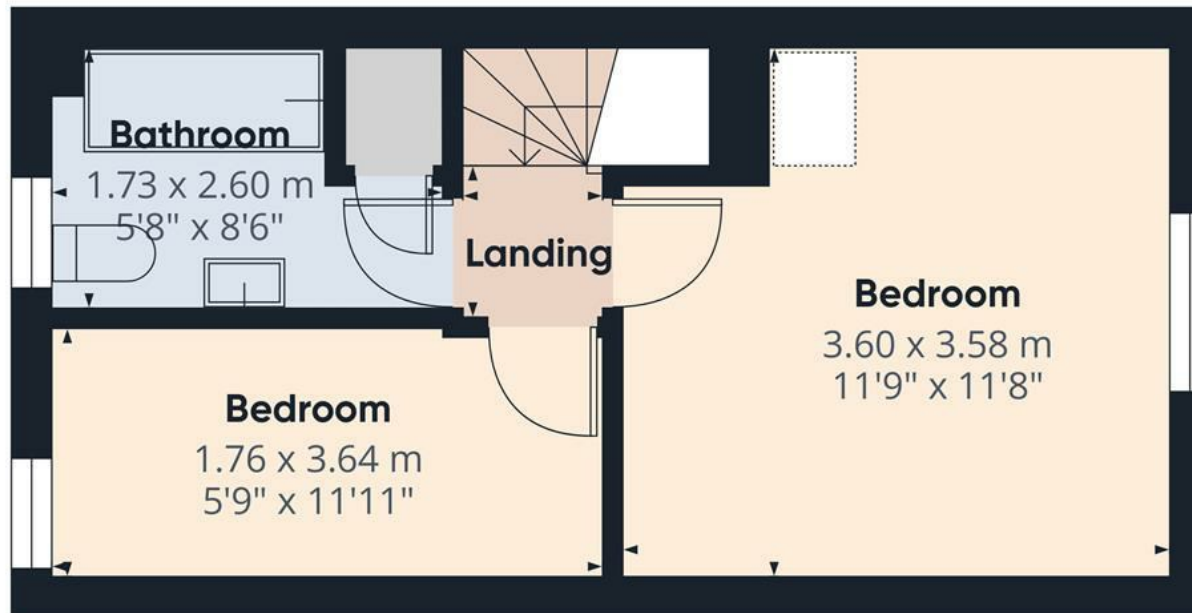
48.6 m²

524 ft²

Reduced headroom

1.4 m²

15 ft²



(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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	