





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.



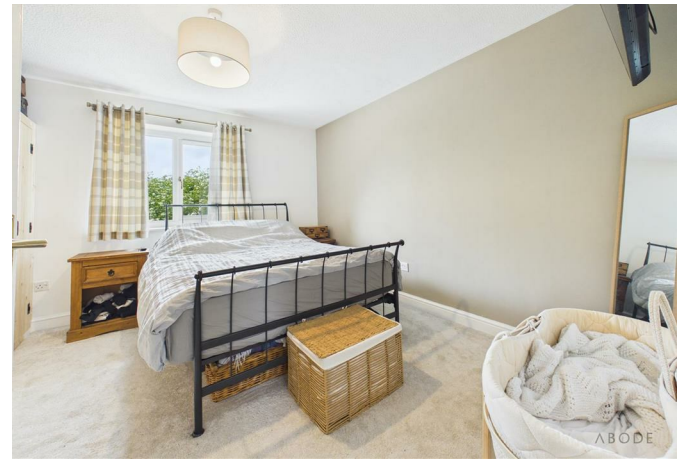
## Bedroom One

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.





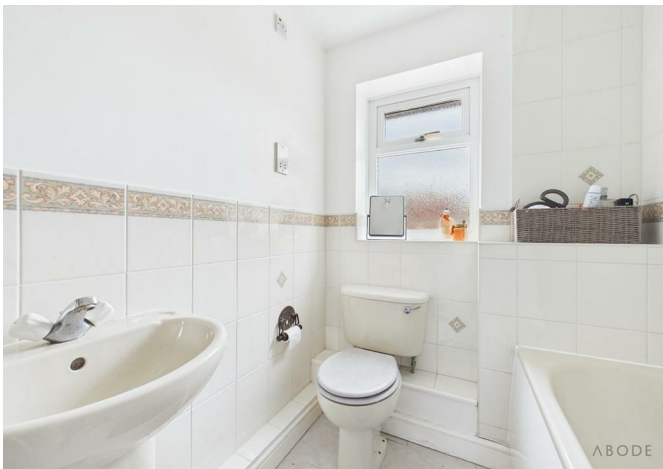


## Bathroom

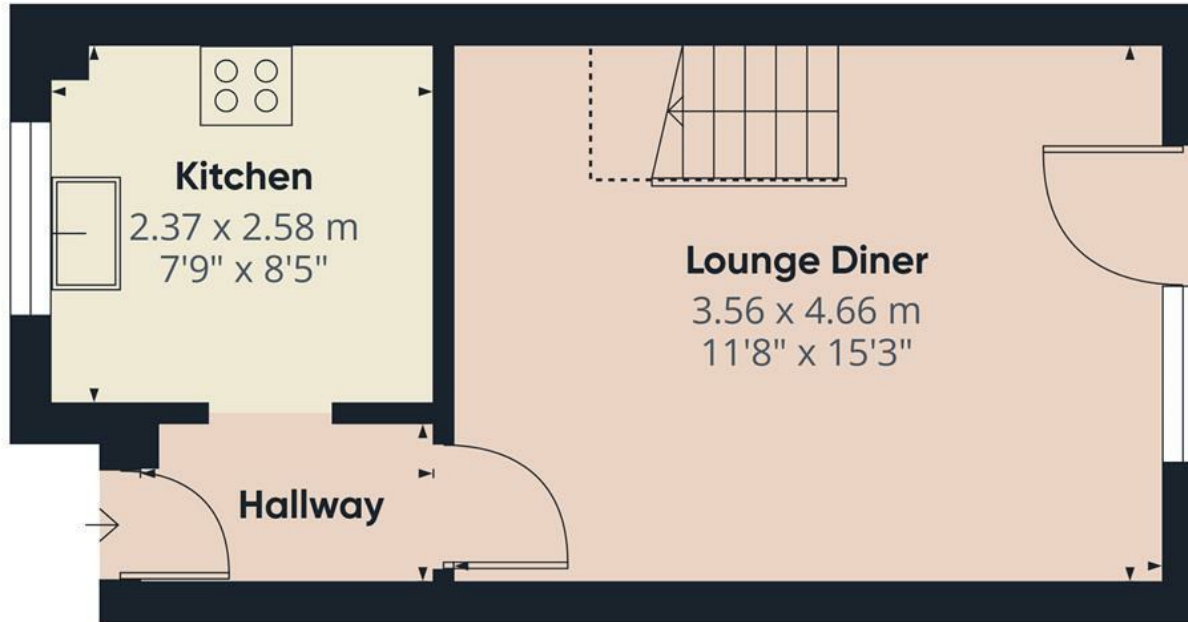
Fitted with a UPVC double-glazed frosted window to the front elevation, the bathroom comprises a three-piece suite including a low-level WC, pedestal wash hand basin with mixer tap, and a bath with shower over. The room is finished with complementary wall tiling and includes a shaving point, central 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<sup>(1)</sup>**

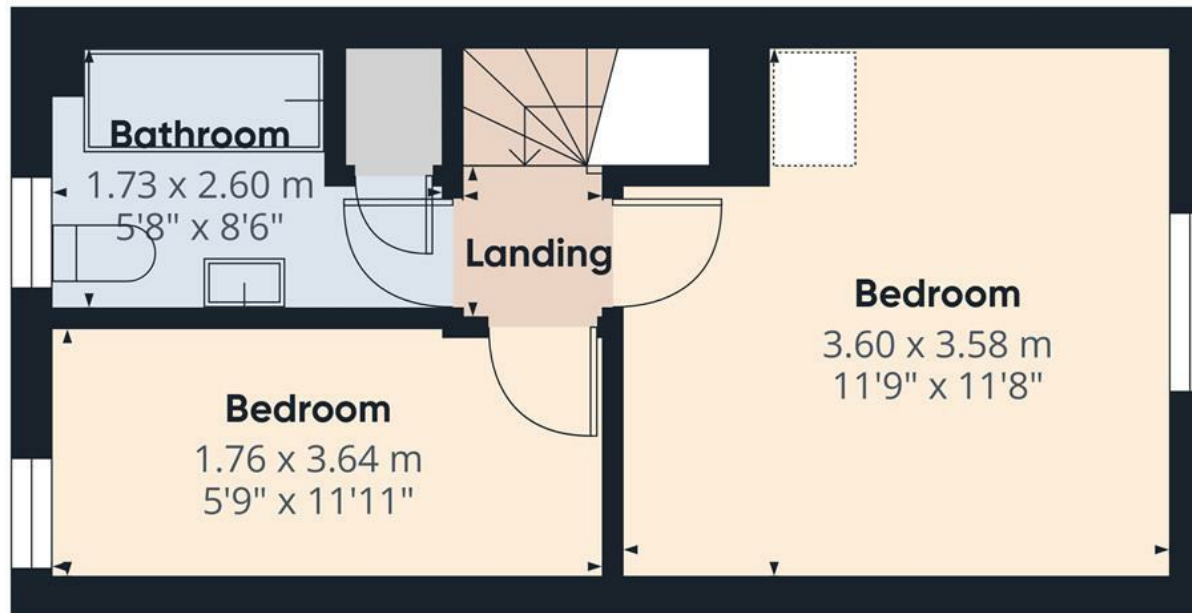
48.6 m<sup>2</sup>

524 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>

15 ft<sup>2</sup>



(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) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	