ABODE
SALES & LETTINGS

Uttoxeter Road, Stoke-on-Trent, Staffordshire, ST10 4NB

£250,000

https://www.abodemidlands.co.uk

This well-presented three-bedroom semi-detached home occupies a sizeable plot and enjoys stunning open field views to the rear. Offering generous outdoor space, the property provides a fantastic opportunity for buyers looking for a home with both space and potential.

The property benefits from gardens to both the front and rear, a garage and a variety of large sheds. These versatile spaces offer excellent scope for a range of uses, depending on a prospective buyer's individual requirements, whether that be storage, a workshop, hobbies or additional working space.

Ideally positioned in the popular village of Checkley, the property is well placed for enjoying a peaceful village lifestyle while remaining conveniently located for access to surrounding towns of Cheadle and Uttoxeter, and their amenities. Checkley is a sought-after Staffordshire village, known for its attractive countryside setting and strong sense of community, with a range of local amenities and excellent opportunities for walking and enjoying the surrounding rural landscape.

Although already offering generous accommodation, the property also presents exciting potential for further extension, subject to obtaining the necessary planning and building consents, allowing a future owner the opportunity to adapt and enhance the home to suit their needs.

In brief, the accommodation comprises;- an entrance hallway, spacious living room, dining room and kitchen to the ground floor. To the first floor are three well-proportioned bedrooms, all benefiting from fitted wardrobes, together with a family shower room.

A wonderful home in a desirable village location, combining generous gardens, fantastic countryside views, versatile outbuildings and excellent potential for the future. Early viewing is highly recommended to fully appreciate all that this property has to offer.

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Entrance Hallway
Composite door leading in from the front elevation, central heating radiator, stairs leading to the first floor, useful understairs storage cupboard and UPVC double glazed window to the side elevation.

Living Room
UPVC double glazed bay window to the front elevation and central heating radiator.

Kitchen
Range of base and eye-level units with complementary worktops, one and a half bowl inset sink with draining board, integrated cooker and microwave, hob with extractor hood above, tiled splashback, and space and plumbing for a washing machine and fridge freezer. UPVC double glazed windows to the side elevations, composite door leading out into the garden and loft access.

Dining Room
UPVC double glazed window to the rear elevation, two central heating radiators, feature electric fireplace and built-in storage unit.

Landing
UPVC double glazed window to the side elevation, central heating radiator and useful airing cupboard.

Bedroom
UPVC double glazed window to the front elevation, central heating radiator and built-in wardrobes.

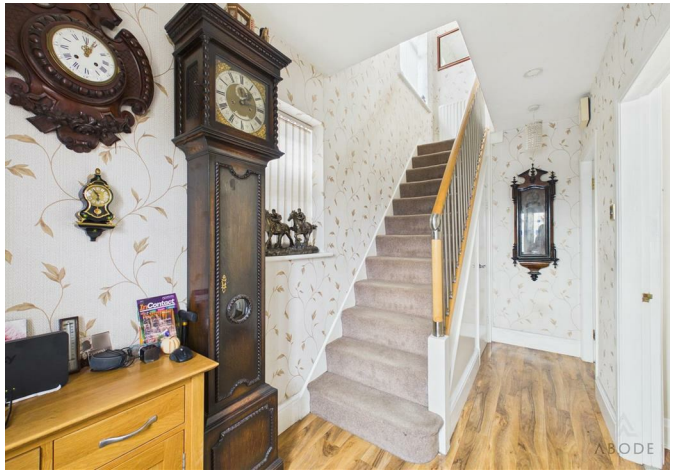
Bedroom
UPVC double glazed window to the rear elevation, central heating radiator and built-in wardrobes.

Bedroom
UPVC double glazed window to the front elevation, central heating radiator, built-in wardrobes and loft access.

Shower Room
Modern suite comprising;- WC and wash hand basin with storage cupboard below, walk-in shower with glass shower screen and waterfall and handheld shower heads. UPVC double glazed window to the side elevation, tiled walls and heated towel radiator.

Outside

GIRLS ON TOUR



To the front of the property is a private driveway providing ample off-road parking, together with a well-maintained garden laid predominantly to lawn.

The generous rear garden is also mainly laid to lawn and enjoys a wonderful open outlook over the surrounding fields, creating a particularly pleasant and private setting. A paved patio area provides an ideal space for outdoor seating and entertaining, while a variety of useful sheds and garage provide excellent additional storage and further enhance the garden.

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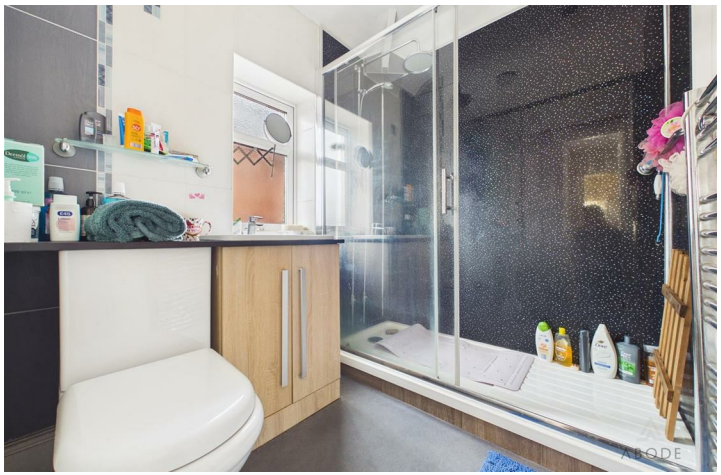
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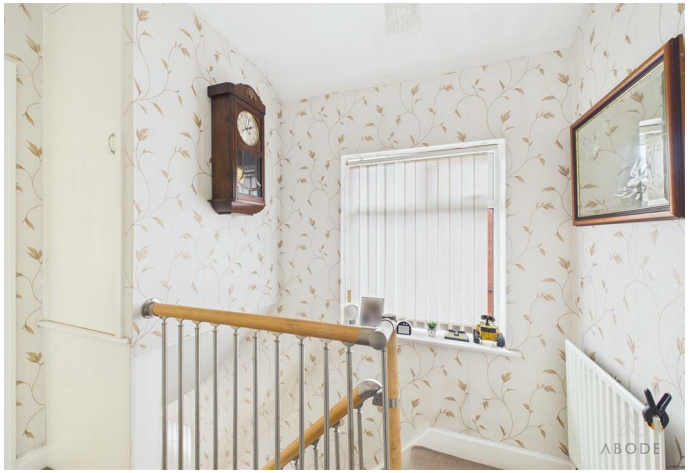
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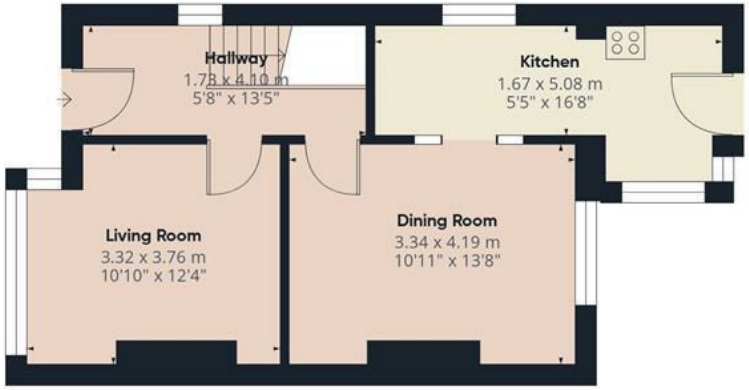
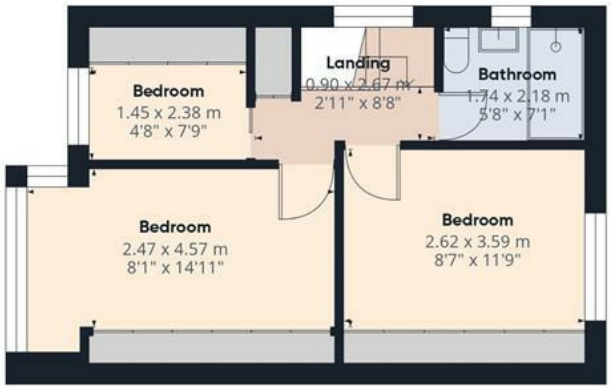


Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Floor 0 Building 3

Floor 0 Building 4

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Approximate total area(1)

125.2 m²

1346 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.

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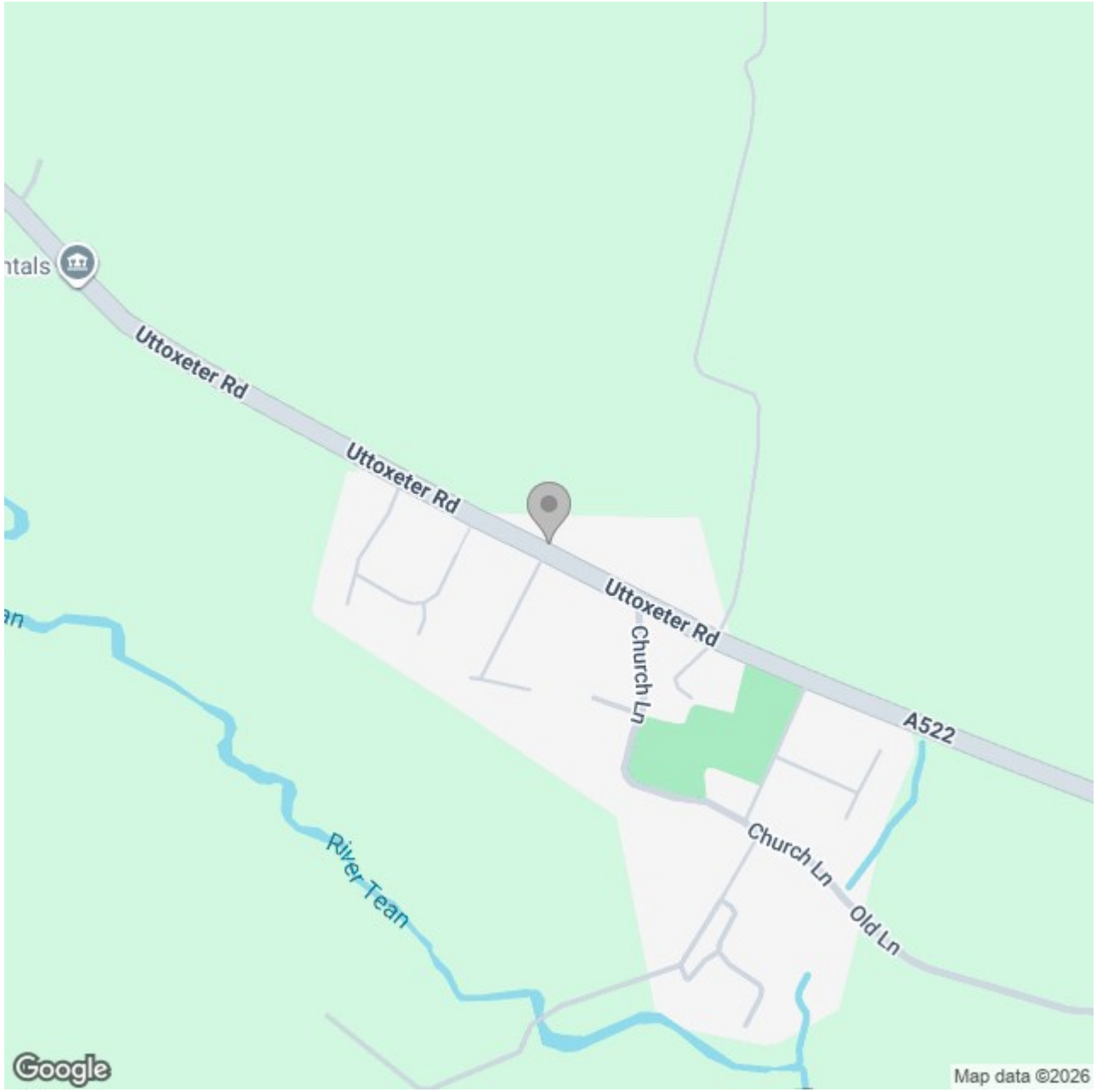

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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