

**£110,000**

**569 Uttoxeter Road, Normacot**



- Traditional terraced home
- Forecourt
- Two double bedrooms
- 22ft kitchen/diner
- Gas central heating
- uPVC double glazing
- Large rear garden
- No upward chain!
- Viewing essential!

Traditional Victorian terraced home with large garden to the rear! Spacious accommodation includes: Lounge, 22ft kitchen/diner, bathroom/WC and two double bedrooms. Benefits from gas central heating and uPVC double glazing. Ideal for first time buyers but would also make an excellent investment opportunity. No upward chain! Viewing recommended!

# 569 Uttoxeter Road, Normacot

## LIVING ROOM

11'10" x 10'9" (3.61m x 3.28m)

uPVC door and window, central heating radiator, feature fireplace, exposed and treated floorboards, access to cellar.

## KITCHEN/DINER

22'0" x 11'0" (6.71m x 3.35m)

A lovely space with kitchen and dining area along with additional sitting area. Inset sink unit with cupboards below, base and wall storage units, working surfaces. Integrated four ring gas hob and oven, central heating radiator, uPVC door to rear garden, central heating boiler. Sitting area has fitted carpet and central heating radiator.

## BATHROOM/WC

7'8" x 5'4" (2.34m x 1.63m)

Panelled bath, pedestal wash hand basin, low level WC, central heating radiator, uPVC double glazing.

## ON THE FIRST FLOOR

### LANDING

### SEPARATE WC

Low level WC

## BEDROOM ONE

14'2" x 12'0" (4.32m x 3.66m)

Fitted carpet, uPVC double glazing, central heating radiator. Formerly two bedrooms and could be re-converted if required. Access to loft via retractable ladder.

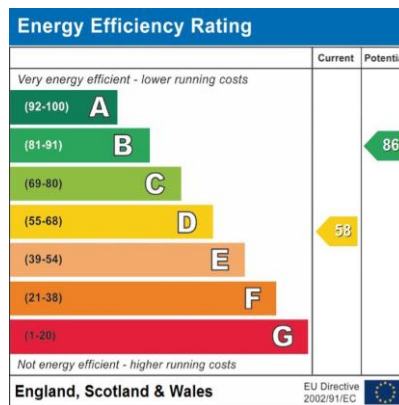
## BEDROOM TWO

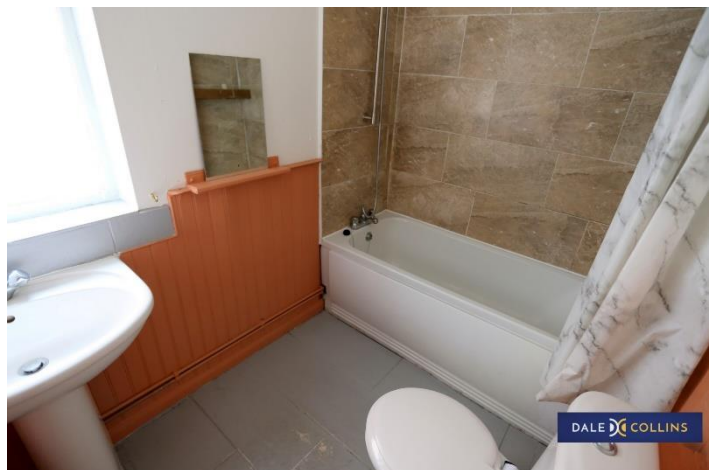
12'0" x 11'1" (3.66m x 3.38m)

Laminate flooring, central heating radiator, uPVC double glazing.

## EXTERNALLY

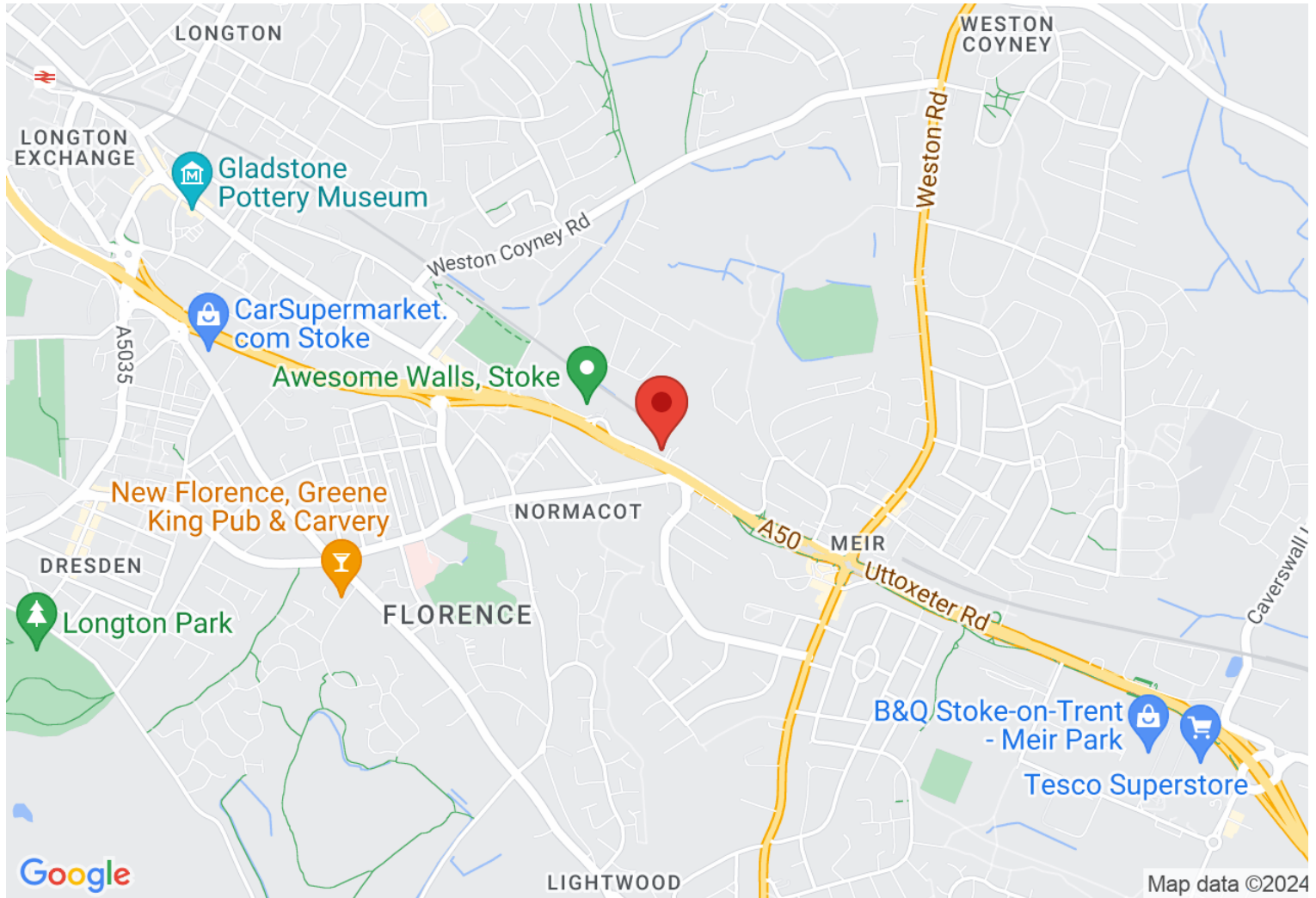
There is a large enclosed garden to the rear featuring patio areas and established trees. A lovely space!







**Location: ST3 5LT**



**VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS**

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