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Balance Street, Uttoxeter, Staffs, ST14 8JE

£650 per calendar month

Unfurnished

Deposit £850

GENERAL DESCRIPTION

Recently modernised and refurbished to a high standard this town centre property offers spacious accommodation with local amenities within walking distance.

The accommodation in this semi detached property briefly comprises; entrance hall, dining kitchen, lounge, 3 good sized bedrooms (1 en suite) and family bathroom. Newly installed gas central heating and double glazed throughout.

There is private access to rear via covered entry (large enough for storage) leading to an enclosed garden and 2 outbuildings.

Located near the centre of Uttoxeter the property is ideal for commuters having excellent links to major routes, with the A50 just minutes away.

ACCOMMODATION

GROUND FLOOR:

ENTRANCE HALL through hardwood entrance door with glazed panel over two pendant light fittings and smoke alarm to ceiling, double panelled central heating radiator and 'minton' tiled flooring. Stairs to First Floor and doors off to:

LOUNGE (12'7" into alcove x 12'1") having double glazed window to the front aspect, main feature of the room being cast iron feature fireplace housing gas fire with polished granite hearth.. Pendant light fitting to ceiling, carpet to floor, television and telephone points. Two door cupboard to recess.



KITCHEN DINER (L shaped 11'11" max x 24'5" max, 5'7" x 11'10" min points) recently fitted with a range of white shaker style base level storage units with granite effect laminate work surface over. Built-in 'Lamona' electric oven & matching four-ring gas hob over. Under-unit space for fridge and plumbing for washing machine. Inset stainless steel sink with drainer and chrome mixer tap over with tiled splash backs throughout. Room having six pendant light fittings and smoke alarm to ceiling, two double glazed windows to rear, double glazed UPVC door to garden and television point. Door concealing understairs storage cupboard.



FIRST FLOOR:

LANDING at head of carpeted stairs with double glazed opaque window to side, pendant light fitting and smoke alarm. Stairs to second floor and doors off to:

BEDROOM 1 (11'2" max x 12'1") carpeted with double glazed window to front aspect, pendant light fitting and double panelled central heating radiator. White painted cast iron feature fireplace, television point and door to:

EN SUITE SHOWER ROOM recently fitted having cushioned flooring. appointed with a white suite comprising low flush W.C., pedestal wash hand basin and large shower cubicle with sliding door housing a thermostatically controlled mains shower with 'rainforest' shower head. Three point spotlight to ceiling, heated towel rail, tiled splash back and shower cubicle, and double glazed obscured window to front.



BEDROOM 2 (12'1" max x 9') carpeted with double glazed window to rear aspect, pendant light fitting, television point and white painted cast iron feature fireplace.

BATHROOM with double glazed obscured to rear and cushioned flooring. Recently fitted white suite comprising corner bath, pedestal wash hand basin and low flush W.C. Room having three point spotlight to ceiling, tiled splash back, door concealing medicine cabinet and heated towel rail.



FIRST FLOOR:

BEDROOM 3 (15'10" x 19'1") approached via carpeted stairs with open balustrade. Two double glazed windows to side aspects, two double panelled central heating radiators, and two under-eaves storage cupboards. Exposed beams, two ceiling light fittings and one pendant light fitting, smoke alarm and loft access hatch to ceiling. Carpet to floor.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a secure, covered entry leading to the rear of the property.

TO THE REAR OF THE PROPERTY is an attractive garden in two parts. Immediately behind the property is a patio seating area giving access to two outbuilding - a boiler shed with storage space, and a dry storage shed.



Further to the rear through trellising is a brick and gravelled seating area / cottage garden with shrubs to the sides.



VIEWING: By appointment through Dove Property