ABODE
SALES & LETTINGS

Hall Road, Uttoxeter, Staffordshire, ST14 7PN

Asking Price £250,000

https://www.abodemidlands.co.uk

Perfect for first-time buyers, growing families, or those looking to upsize or downsize, this spacious three-bedroom semi-detached home has been thoughtfully updated to offer comfortable, modern living. Occupying a generous plot on a popular residential road, the property enjoys convenient access to the town centre, local amenities, and the highly regarded three-tier school system. It also benefits from ample off-road parking, an attached garage and well-maintained low maintenance gardens.

The accommodation begins with a welcoming porch, into a bright and inviting lounge featuring. A through dining room provides an ideal space for entertaining and opens directly onto the rear patio and garden. The kitchen is fitted with a range of units, integrated oven and hob

Upstairs, the property offers three well-proportioned bedrooms, all served by a family bathroom complete with a bath and shower over.

Externally, the home boasts a large driveway to the front and side elevations, gated entry leads into the rear gardens, and a garage with an electric roller door, making it ideal for storage, hobbies, or home projects.

With fantastic potential to improve, this property must be viewed to be fully appreciated.

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Porchway
Accessed via a uPVC double glazed entrance door to the front elevation, with a further internal door leading into the welcoming entrance hallway.

Entrance Hallway
A spacious hallway featuring a staircase rising to the first-floor landing, central heating radiator, smoke alarm, useful under-stairs storage cupboard, and access to the principal ground floor accommodation.

Lounge
A bright and comfortable living room with a uPVC double glazed window to the front elevation fitted with bespoke shutter blinds, central heating radiator, and an attractive electric feature fireplace creating a focal point. Open-plan access leads through to the dining area.

Dining Area
An ideal space for family dining and entertaining, featuring a central heating radiator, serving hatch to the kitchen, and uPVC double glazed sliding patio doors opening onto the rear garden.

Kitchen
Fitted with a range of matching wall and base units incorporating drawers and wood-effect roll-edge work surfaces. Integrated appliances include a one-and-a-half bowl composite sink with mixer tap, four-ring halogen hob with extractor hood over, integrated oven, grill and microwave. Further benefits include a uPVC double glazed window overlooking the rear garden, uPVC double glazed frosted rear access door, serving hatch to the dining area, plumbing and space for under-counter appliances, central heating radiator and smoke alarm.

Landing
With a uPVC double glazed window to the side elevation fitted with bespoke shutter blinds, loft access, smoke alarm, and doors leading to all first-floor accommodation.

Bedroom One
A generous double bedroom with a uPVC double glazed window to the front elevation fitted with bespoke shutter blinds, central heating radiator, and a comprehensive range of fitted wardrobes incorporating a dressing table, overhead storage, hanging rails and shelving.

Bedroom Two
A well-proportioned double bedroom with a uPVC double glazed window to the rear elevation fitted with bespoke shutter blinds, central heating radiator, and an airing cupboard housing the gas combination central heating boiler.

Bedroom Three
A versatile third bedroom featuring a uPVC double glazed window to the front elevation with bespoke shutter blinds and a central heating radiator.

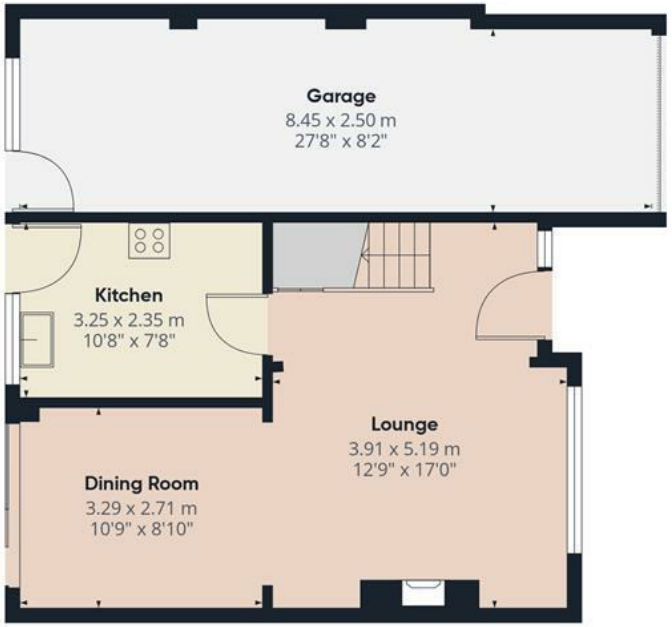
Family Bathroom
Appointed with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin with chrome fittings, and low-level WC. Complementary wall tiling, heated radiator, recessed ceiling spotlights, and a uPVC double glazed frosted window to the rear elevation complete the room.

Garage
The garage benefits from an electric roller door to the front elevation, power and lighting, a uPVC double glazed window to the rear, and a uPVC glazed door providing direct access to the rear garden. The electric meter is also housed within the garage.

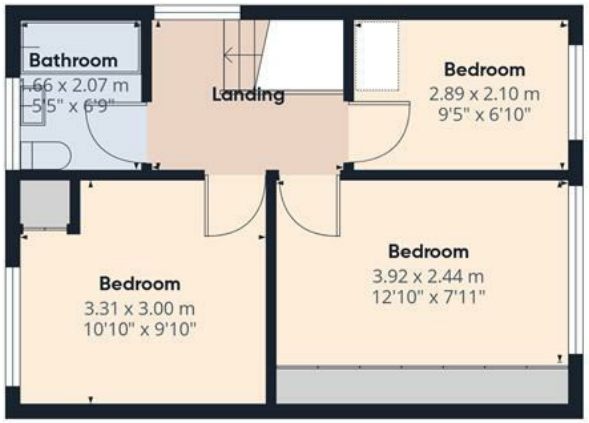
Outside
To the front, the property is approached via a substantial block-paved driveway providing off-road parking for several vehicles, complemented by mature shrubs and well-stocked planted borders. A pathway leads to the side of the property with gated access to the rear garden.

The enclosed rear garden has been designed for low-maintenance living, featuring an artificial lawn, mature shrubs and planted borders, and a paved patio seating area—ideal for relaxing or entertaining outdoors.

APOLLO



Floor 0



Floor 1

ABODE

Approximate total area(1)

92.4 m²

995 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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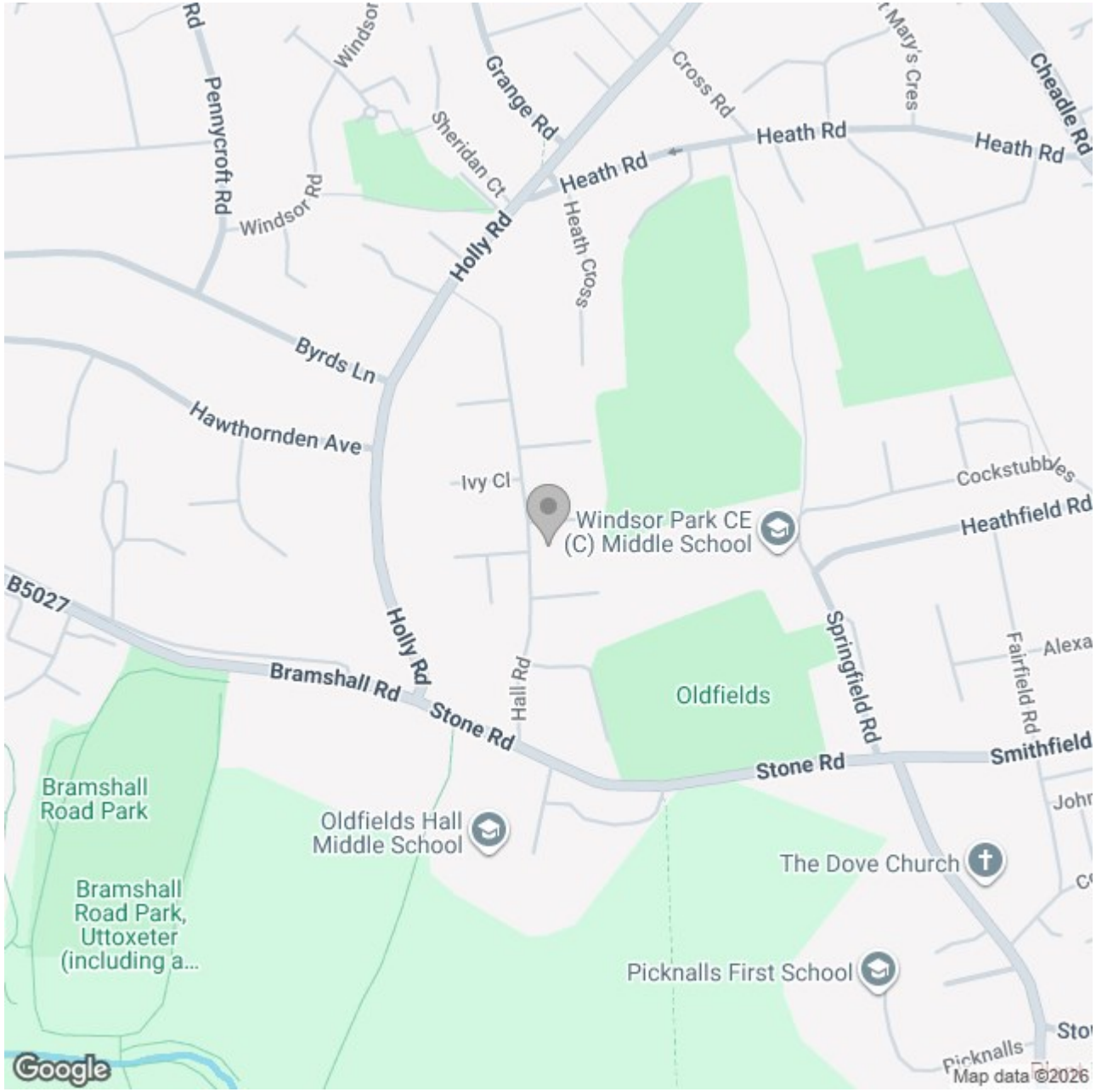

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(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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