

Hilsea Crescent

Marchington, Uttoxeter, ST14 8LR



Well maintained mid terrace home providing generously proportioned accommodation with pleasant gardens and views towards fields at the front, for sale with no upwards chain.

£149,950



John German



An ideal first time buy, move up the property ladder or a buy to let investment, viewing and consideration of this good sized three bedroom home with plenty of built-in storage is advised, situated on the rural outskirts of the popular village of Marchington.

Benefitting from parking and a garage to the rear of the property, there is easy access to the surrounding towns of Uttoxeter and Burton upon Trent plus the A50 dual carriageway.

Accommodation

A uPVC part double glazed entrance door leads to the hall which has stairs rising to the first floor and a door to the re-modelled ground floor accommodation.

The good sized lounge enjoys an abundance of natural light provided by two front facing windows, plus there is a focal open fireplace with a feature surround and hearth.

The separate dining room has built-in storage and a window overlooking the rear garden. A doorway leads to the kitchen which has fitted base and eye level units with work surfaces, sink unit set below a rear facing window, space for an electric cooker, further space for appliances and a door to the garden.

To the first floor the landing leads to the three good sized bedrooms, two being double, all with built-in wardrobes. Completing the accommodation is the bathroom which has a panel bath with electric shower over and a separate w.c.

Outside

To the rear is a paved patio leading to an enclosed garden which is predominantly laid to lawn with a shed and a useful concrete construction workshop/store (4.12m x 2.53m) with power. A gate to shared pedestrian access leads to the off road parking and garage situated in a separate block with an up and over door (4.90m x 2.54m).

To the front is a pleasant garden laid to lawn with well stocked borders containing a large variety of shrubs and plants with a seating area enjoying the lovely outlook.

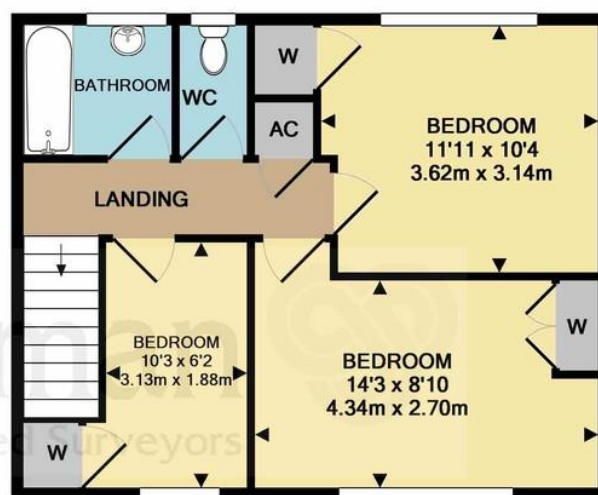
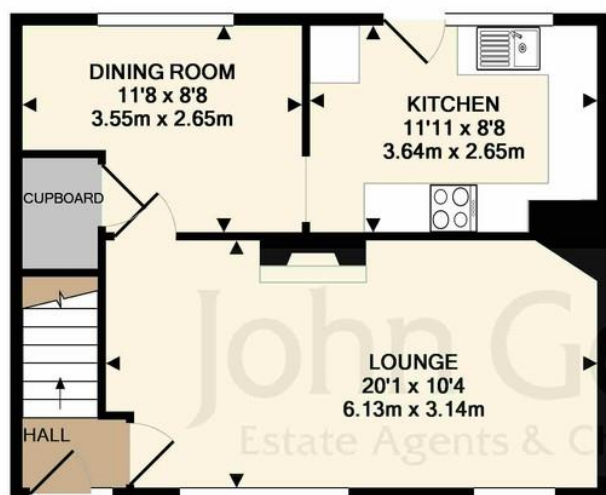
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity are believed to be connected to the property. The property has electric heating. Purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

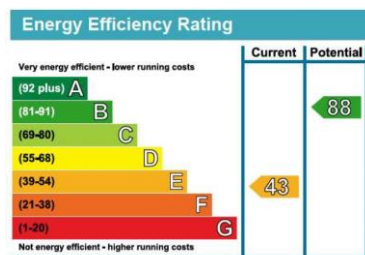
Useful Websites: www.environment-agency.co.uk
www.eaststaffsbc.gov.uk

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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