



Mellor Drive,
Uttoxeter




OneAgency


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£170,000

Semi detached house situated in the popular location of Uttoxeter with easy access to the A50. The property is offered with no chain involvement.



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GROUND FLOOR

Entrance Hallway

Stairs to first floor, door to front.

Living Room

3.81m x 3.24m (12' 6" x 10' 8") Double glazed window to front.

Open Plan Kitchen/Dining Area

5.81m max x 3.60m max (19' 1" x 11' 10") Double glazed window to rear, double glazed sliding patio doors to rear, fitted kitchen units with stainless steel sink and drainer unit with mixer tap. Under stairs storage area.

Side Lean To

With doors to front and rear.

Shower Room

2.37m x 1.90m (7' 9" x 6' 3") Shower cubicle with electric shower, WC and pedestal wash hand basin, double glazed frosted window to front.

Utility Area

FIRST FLOOR

Landing

Access to loft, double glazed window to side, airing cupboard.

Bedroom One

3.61m x 2.77m (11' 10" x 9' 1") 3.61m max x 2.77m into wardrobes (11' 10" x 9' 1") Fitted wardrobes, double glazed window to rear.

Bedroom Two

3.26m x 2.88m (10' 8" x 9' 5") Double glazed window to front.

Bedroom Three

2.81m max x 2.32m max (9' 3" x 7' 7") Double glazed window to front.

Bathroom

1.69m x 1.52m (5' 7" x 5' 0") Double glazed frosted window to rear, panelled bath with electric shower above, hand wash basin.

WC

1.69m x 0.78m (5' 7" x 2' 7") Double glazed frosted window to side, WC.

Outside

Generous plot with good sized rear garden and ample off road parking to front.

AGENTS NOTES

The sale is subject to a grant of probate which has been applied for but not yet granted.

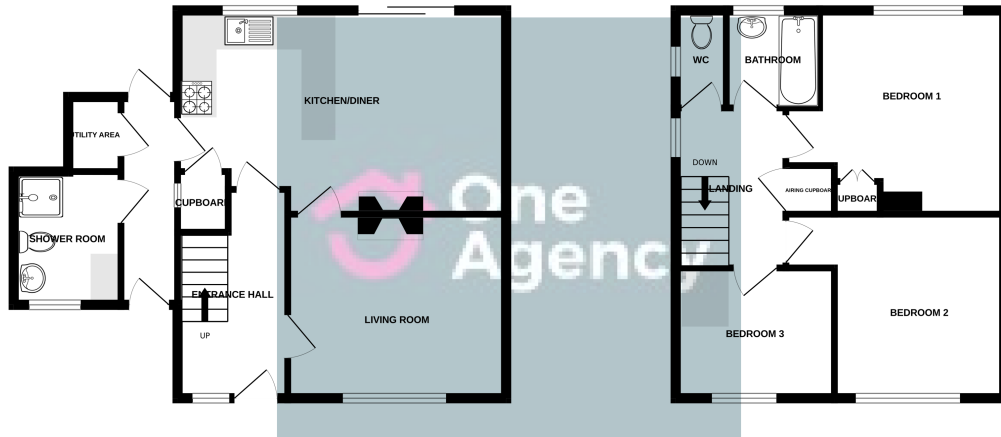
Council tax Band B

East Staffordshire Council



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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