



Crew Partnership

Burton • Estate • Agents



**108 ATHLESTAN WAY
STRETTON
BURTON-ON-TRENT
DE13 0XZ**

EXTENDED AND REFURBISHED FAMILY HOME WITH 4 DOUBLE BEDROOMS! Entrance Hall, REFITTED CLOAKROOM, Lounge/Dining Room, REFITTED KITCHEN/BREAKFAST ROOM and a Family Room. Landing, 4 Double Bedrooms and a REFITTED BATHROOM. UPVC DG + GCH. Front and Rear Gardens. Driveway leading to Garage. Private Rear Garden.

OFFERS AROUND £355,000 FREEHOLD

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

Telephone : 01283 548548

<http://www.crewpartnership.co.uk>

NEED TO SELL?

When thinking of selling in today's market ensure you have THE BEST PROPERTY DETAILS IN TOWN! Crew Partnership produce only the best as you can see in front of your eyes. Floorplans are essential, your buyer always prefers to see the property layout. Also PLENTY OF PHOTOS shows our commitment towards selling property. ENSURE WE ARE ONE OF THE AGENTS VALUING YOUR PROPERTY.

DRAFT DETAILS ONLY

Please note these are draft details only as we are awaiting confirmation of their accuracy from the vendors. If any point is of particular importance to you please contact us for clarification prior to making any arrangements to view.

Ground Floor

Entrance Hall

UPVC double glazed window to front aspect, Storage cupboard, radiator, laminate flooring, stairs, uPVC double glazed door to front, doors to Cloakroom, Garage, Lounge and Kitchen/Breakfast Room.



Cloakroom

UPVC double glazed window to front aspect, refitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, heated towel rail



Lounge

21' 5" x 11' 9" Max (6.53m x 3.58m) UPVC double glazed window to front aspect, fireplace, two radiators, engineered oak flooring, patio door to Family Room.



Kitchen/Breakfast Room

14' 1" x 10' 3" (4.29m x 3.12m) Refitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit, built-in fridge/freezer, plumbing for washing machine, vent for tumble dryer, fitted eye level electric fan assisted oven, built-in four ring gas hob with extractor hood, uPVC double glazed window to rear aspect, radiator, vinyl flooring, door to Family Room.



Family Room

15' 10" x 10' 11" (4.83m x 3.33m) Under floor heating, three uPVC double glazed windows to rear aspect, tiled flooring, UPVC double glazed double door to Rear Garden



First Floor

Landing

Loft hatch, doors to all Bedrooms, Bathroom and a storage cupboard.



Master Bedroom

11' 6" x 9' 9" (3.51m x 2.97m) uPVC double glazed windows to front aspect, double fitted wardrobe.



Second Bedroom

12' 2" x 9' 9" (3.71m x 2.97m) UPVC double glazed window to front aspect, double fitted wardrobe, radiator.



Third Bedroom

9' 10" x 9' 2" (3.00m x 2.79m) UPVC double glazed window to rear aspect, radiator.



Fourth Bedroom

9' 10" x 8' 0" (3.00m x 2.44m) UPVC double glazed window to rear aspect, radiator.



Bathroom

Refitted with three piece suite comprising deep bath with electric shower over and glass screen, vanity wash hand basin with mixer tap and low-level WC, tiled surround, uPVC opaque double glazed window to rear aspect, heated towel rail, tiled flooring.



Outside

Front and Rear Gardens

Front garden mainly laid to printed concrete driveway leading to Garage and bordered by a small lawn and a variety of flowers and bushes. Gated access to Rear Garden.

Rear garden mainly laid to lawn with a paved and decked seating areas bordered by a variety of trees, bushes, plants and flowers.



Additional information

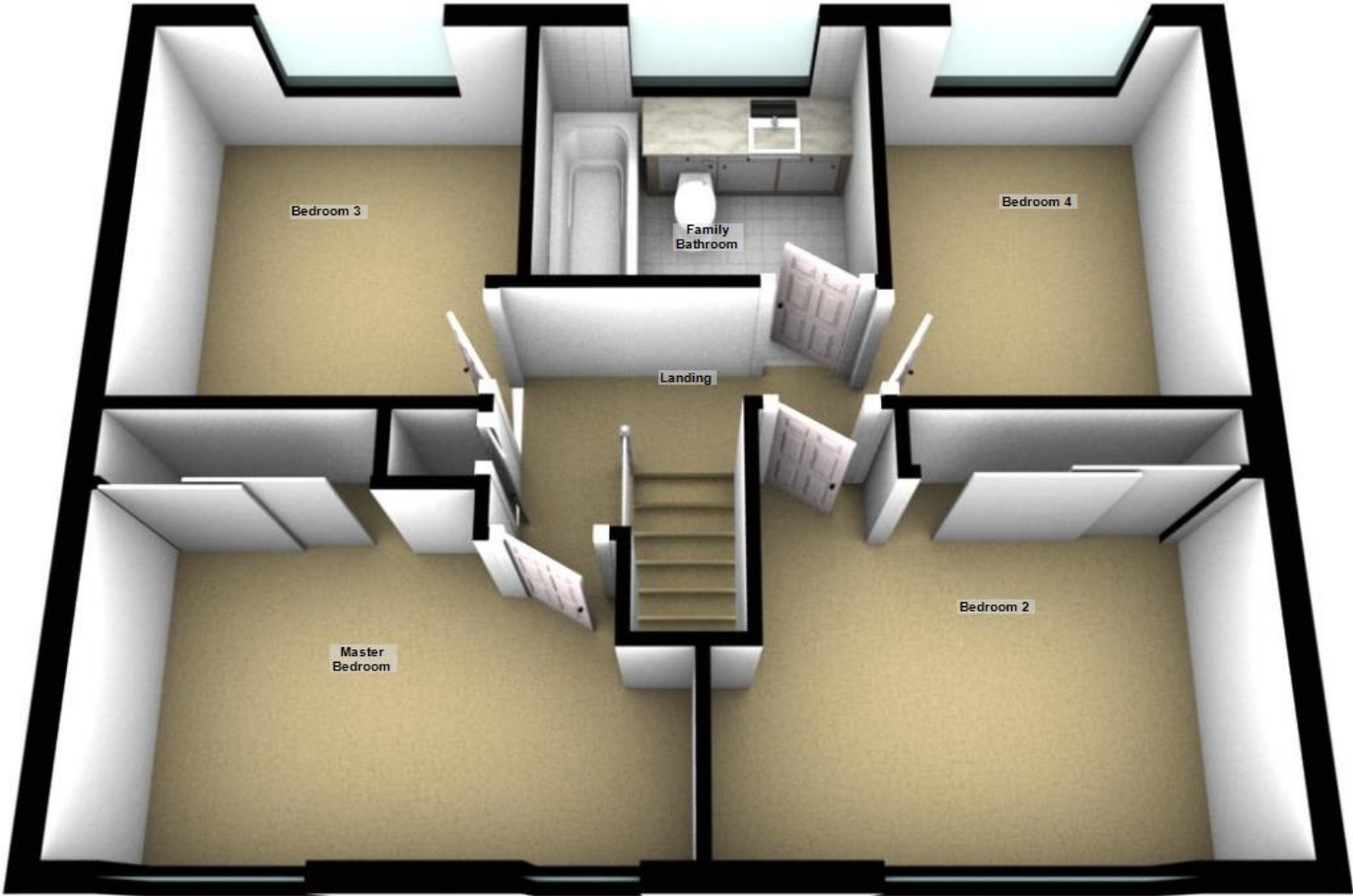
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

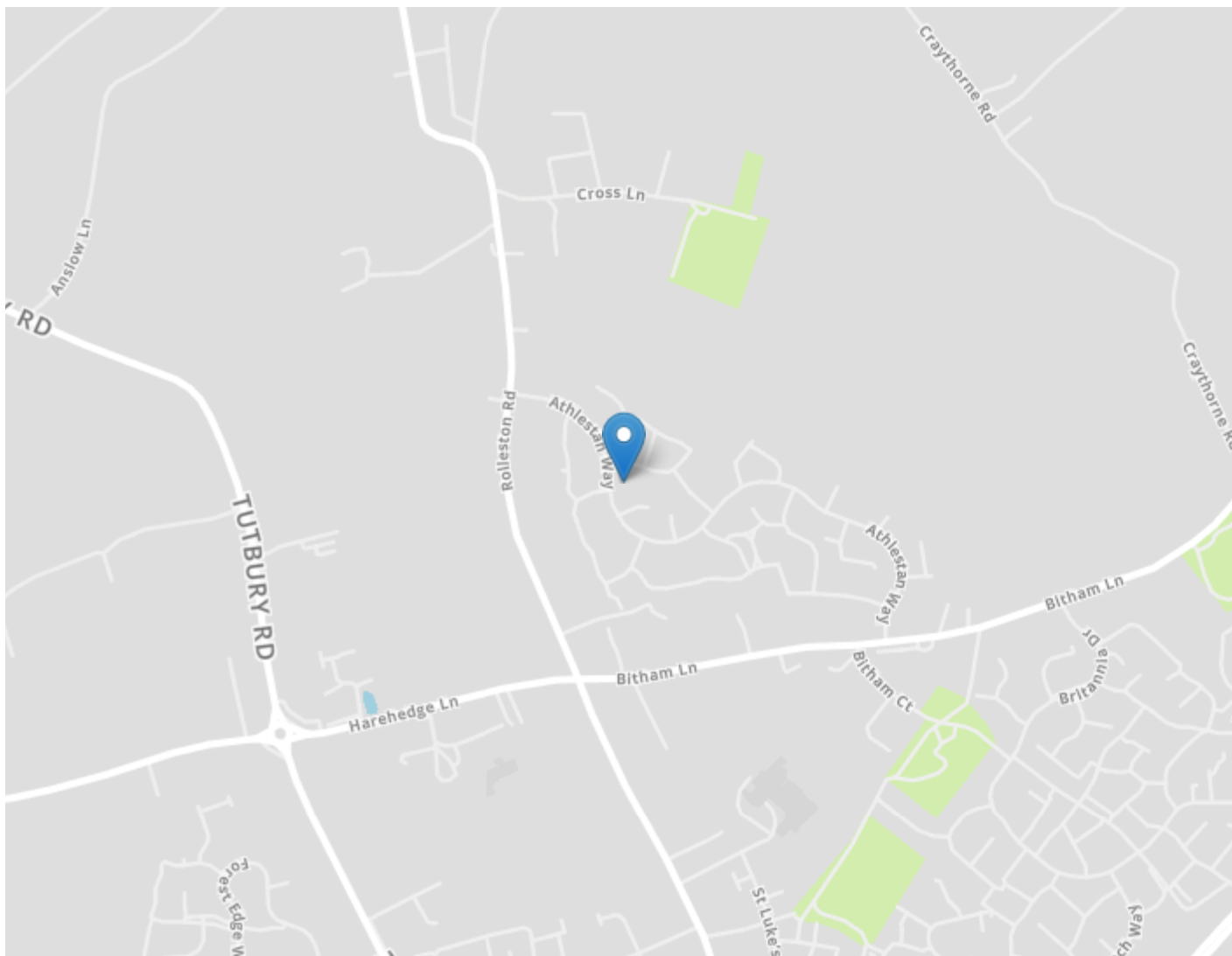
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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



First Floor





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Crew Partnership for themselves and the vendors of this property whose agents they are, give notice that these particulars are not to be relied upon as a statement or representation of the fact and do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each and any statements contained in these particulars. The vendors do not make or give and neither do Crew Partnership (nor any person in their employment) have authority to make any representation or warranty whatsoever in relation to the property.

Please note that Crew Partnership have not checked any of the appliances or the central heating system included in the sale. All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

THE MONEY LAUNDERING REGULATIONS 2003

Due to a change in the legislation as from the 1st March 2004, we are required to check your identification before: 1. Proceeding to market any property. 2. Should you make an offer on one of our properties, and this offer becomes acceptable and before we can instruct solicitors to proceed with the transaction. Suitable identification can be current signed passport, New styled driving license with photograph, Inland tax notification. (This is a legal requirement and applies to all Estate Agents).

FLOORPLANS

We are proud to provide floorplans on all of our property particulars. However, these plans are intended as a GUIDE TO LAYOUT only. All dimensions are approximate. DO NOT SCALE.