



# Crew Partnership

Burton • Estate • Agents



**46 FIELD AVENUE  
HATTON  
DERBY  
DE65 5EQ**

FULLY REFITTED SEMI DETACHED HOME WITH 2 DOUBLE BEDROOMS! Entrance Hall, Lounge, REFITTED KITCHEN open plan to Dining Room. Landing, 2 Double Bedrooms and a REFITTED SHOWER ROOM. UPVC DG + GCH. Front and Rear Gardens. Driveway to the front allowing for off street parking. POPULAR VILLAGE LOCATION

**£180,000 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 opaque double glazed window to front aspect, radiator, laminate flooring, open plan to Fitted Kitchen, doors to Lounge and an under-stairs storage cupboard.





### Fitted Kitchen

10' 2" x 8' 7" (3.10m x 2.62m) Refitted with a matching range of base and eye level cupboards with round edged worktops, stainless steel sink unit with mixer tap, integrated automatic washing machine, space for fridge/freezer, fitted electric oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to rear aspect, radiator, laminate flooring, uPVC double glazed opaque door to side, open plan to Dining Room.



### Dining Room

8' 5" x 8' 3" (2.57m x 2.51m) UPVC double glazed window to rear aspect, radiator, laminate flooring.



### First Floor

#### Landing

UPVC opaque double glazed window to side aspect, loft hatch, doors to both Bedrooms and Shower Room.

### Master Bedroom

16' 0" x 9' 9" (4.88m x 2.97m) Two uPVC double glazed windows to front aspect, radiator.



### Second Bedroom

12' 1" x 8' 4" (3.68m x 2.54m) UPVC double glazed window to rear aspect, radiator.



### Shower Room

Refitted with three piece suite comprising double shower enclosure with fitted electric shower and glass screen, wash hand basin in vanity unit with cupboard under, low-level WC and heated towel rail tiled splashback, uPVC opaque double glazed window to rear aspect.





## Outside

### Front and Rear Gardens

Established front and rear gardens with a variety of shrubs, driveway to the front car parking space three cars, mainly laid to lawn.



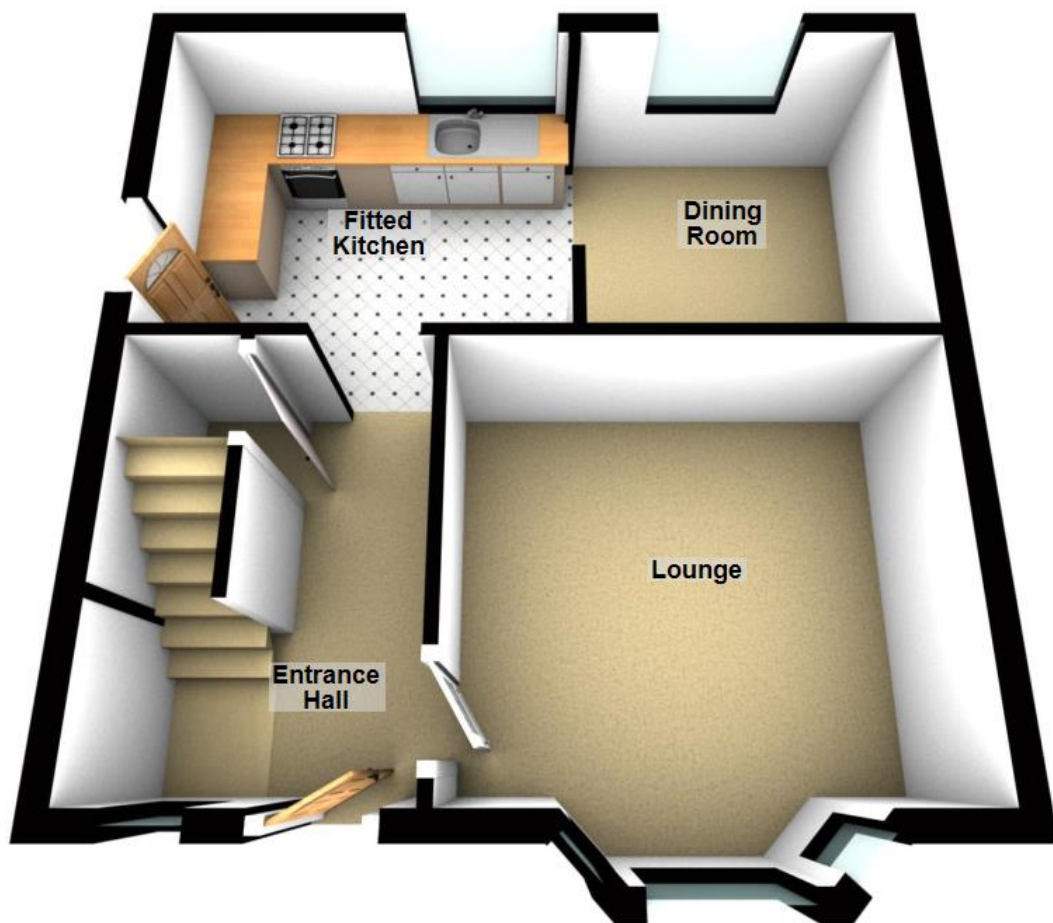
### Additional Information

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: Derbyshire Borough Council / Tax Band TBC

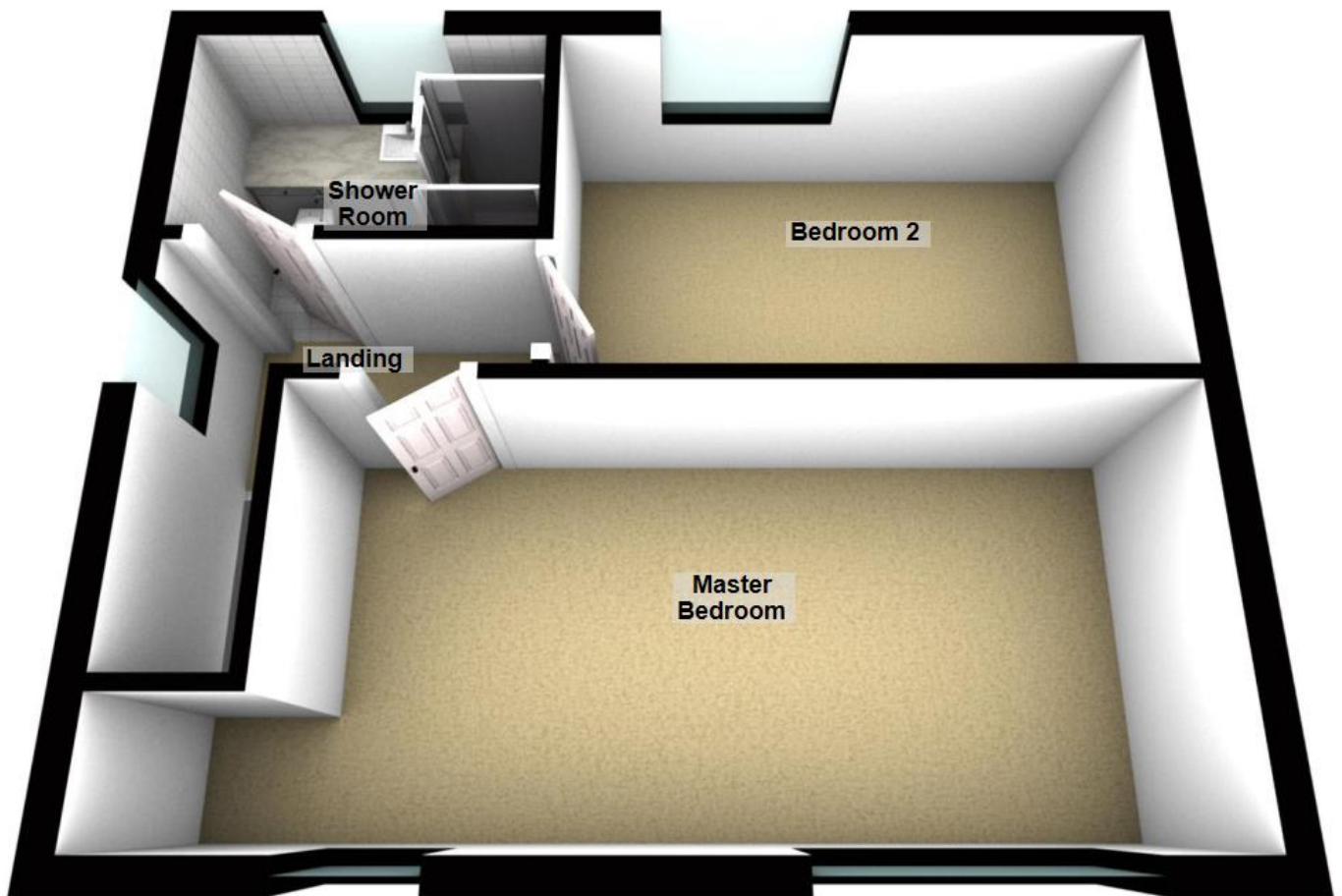
## Ground Floor



For use by Crew Partnership only  
Plan produced using PlanUp.



## 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.