



Crew Partnership

Burton · Estate · Agents



**1 FARMAN ROW
HENHURST RIDGE
BURTON-ON-TRENT
DE13 9TH**

BEAUTIFULLY PRESENTED 3 BED FAMILY HOME ON A PRIVATE ROAD AND BACKING ONTO OPEN FIELDS! 17ft Kitchen Dining Room, CLOAKROOM and Lounge. Landing, 3 Bedrooms and a Bathroom. UPVC DG + GCH. Front, Side and SOUTH FACING Rear Gardens. Block Paved Driveway to the front. VIEWING HIGHLY RECOMMENDED!

£245,000 FREEHOLD

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

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<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

Kitchen/Dining Room

17' 0" x 9' 6" (5.18m x 2.90m) Fitted with a matching range of base and eye level units with worktop space over, unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, two uPVC double glazed windows to front aspect with wall mounted gas combination boiler serving heating system and domestic hot water, radiator, ceramic tiled flooring, doors to Cloakroom and Lounge.



Cloakroom

UPVC opaque double glazed window to side aspect, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator, ceramic tiled flooring.



Lounge

17' 0" x 14' 1" (5.18m x 4.29m) Two uPVC double glazed windows to rear aspect, radiator, ceramic tiled flooring, stairway to first floor landing, uPVC double glazed french double doors to garden, door to under-stairs storage cupboard



First Floor

Landing

Radiator, loft hatch, doors to all Bedrooms and Bathroom.

Master Bedroom

13' 6" x 11' 6" (4.11m x 3.51m) UPVC double glazed window to rear aspect, radiator, fitted double wardrobe.



Second Bedroom

9' 0" x 7' 9" (2.74m x 2.36m) UPVC double glazed window to front aspect, radiator.



Third Bedroom

7' 8" x 7' 6" (2.34m x 2.29m) UPVC double glazed window to front aspect, radiator.



Bathroom

Fitted with three piece suite comprising panelled bath with power shower over, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, extractor fan.



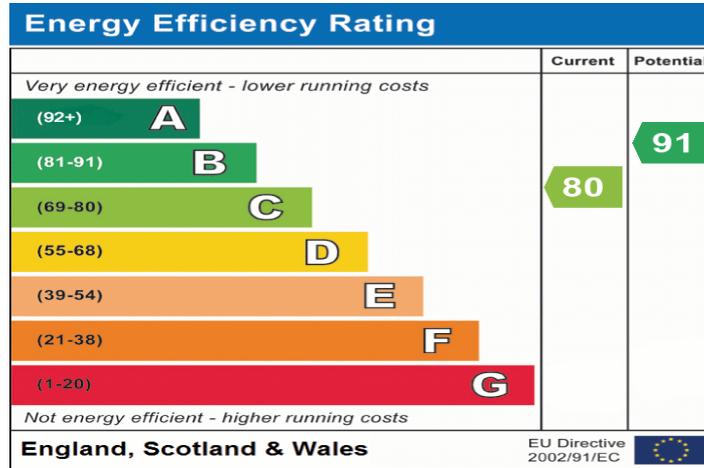
Outside

Front, Side and Rear Gardens

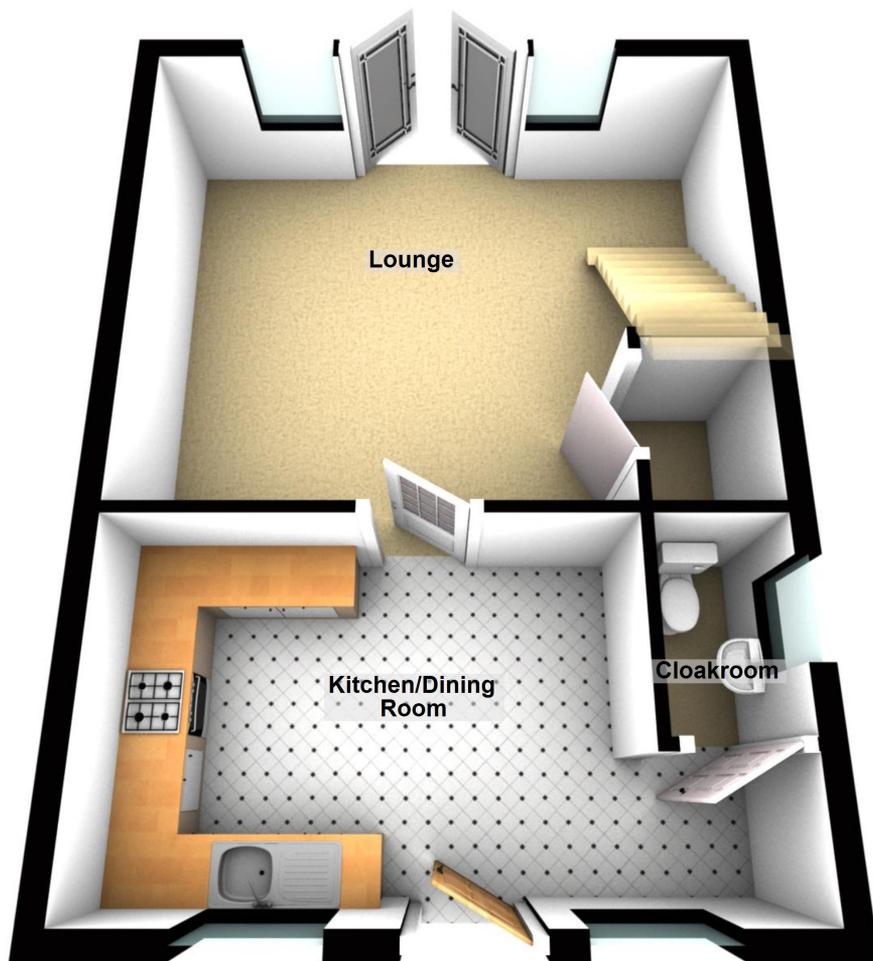
To the front is a block paved driveway providing off street parking with gated access to the Rear Garden.

A private rear garden mainly laid to lawn bordered by a variety of shrubs, bushes and trees and surrounded by a garden wall. It further benefits from a sun patio seating area, hardstanding for a garden shed and backs onto open fields.

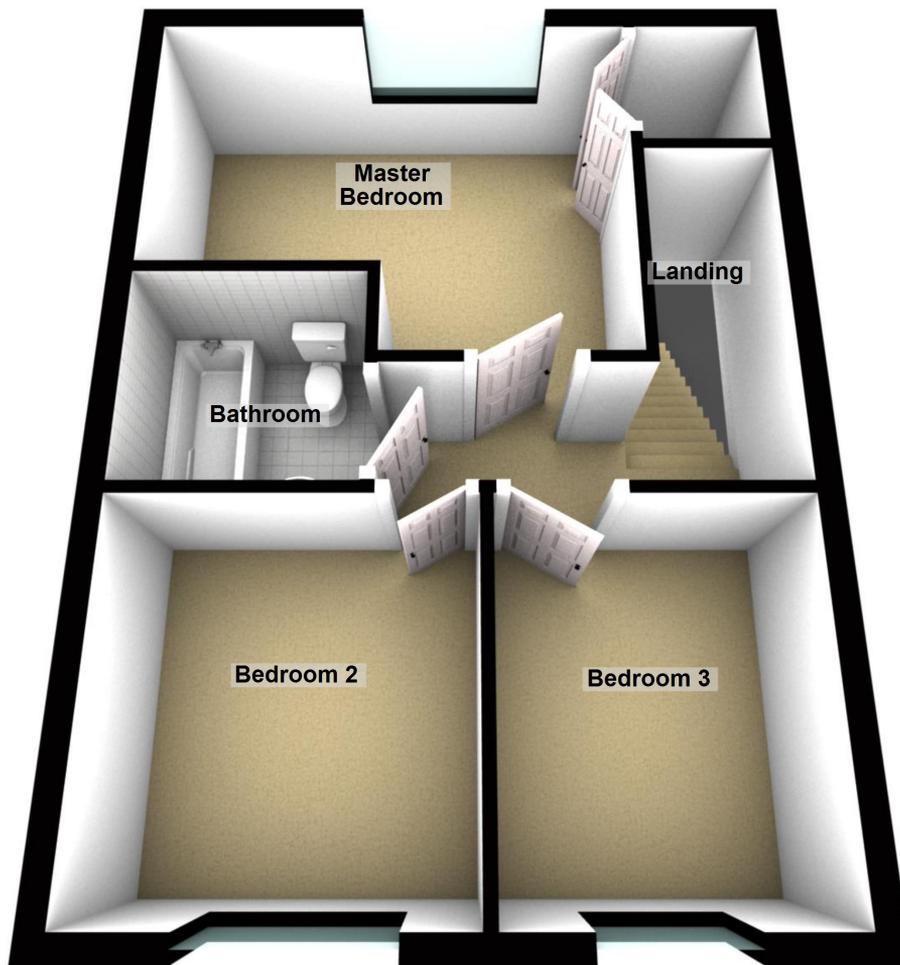




Ground Floor



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.