



# Crew Partnership

Burton · Estate · Agents



## 59 CASCADE CLOSE BURTON-ON-TRENT DE14 1DX

SEMI DETACHED HOME WITH 3 BEDROOMS AND IN A CUL-DE-SAC LOCATION!  
Entrance Hall, Cloakroom, Lounge, Hall, 14FT KITCHEN/DINING ROOM. Landing,  
MASTER BEDROOM + EN-SUITE SHOWER ROOM, 2 further Bedrooms and a Family  
Bathroom. UPVC DG + GCH. NHBC Warranty. Driveway for 2 cars. VIEWING  
RECOMMENDED

### £220,000 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**

Radiator, uPVC double glazed door to front, doors to Cloakroom and Lounge.



### **Cloakroom**

Fitted with two piece suite pedestal wash hand basin and low-level WC, tiled splashback, radiator, tiled flooring.



### Lounge

13' 4" Max x 11' 4" (4.06m x 3.45m) UPVC double glazed window to front aspect, laminate flooring, door to Inner Hallway.



### Hall

Laminate flooring, stairs leading to first floor landing, door to Kitchen/Dining Room.

### Kitchen/Dining Room

14' 9" x 8' 7" (4.50m x 2.62m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, fitted electric fan assisted oven, four ring gas hob with extractor hood, uPVC double glazed window to rear aspect, Storage cupboard, double radiator, tiled flooring, door, uPVC double glazed double door to garden.



## First Floor

### Landing

Doors to all Bedrooms and Family Bathroom.



### Master Bedroom

11' 0" x 10' 3" (3.35m x 3.12m) UPVC double glazed window to rear aspect, wardrobe, radiator, door to En-Suite Shower Room.



### En-Suite Shower Room

UPVC double glazed window to rear aspect, radiator, fitted with a three piece suite comprising of a shower cubicle, pedestal wash hand basin and low-level WC with tiled splashbacks.



### Second Bedroom

10' 3" x 7' 3" (3.12m x 2.21m) UPVC double glazed window to front aspect, radiator.



### Third Bedroom

7' 8" x 6' 9" (2.34m x 2.06m) cUPVC double glazed window to front aspect, radiator..



### **Family Bathroom**

Fitted with three piece suite comprising bath, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator, tiled flooring.



### **Outside**

#### **Front and Rear Gardens**

Front garden mainly laid to tarmacked driveway providing off street parking for 2 cars. Path leading the gated access to the rear garden.

Rear garden mainly laid to artificial grass with a block paved and composite decking seating areas.

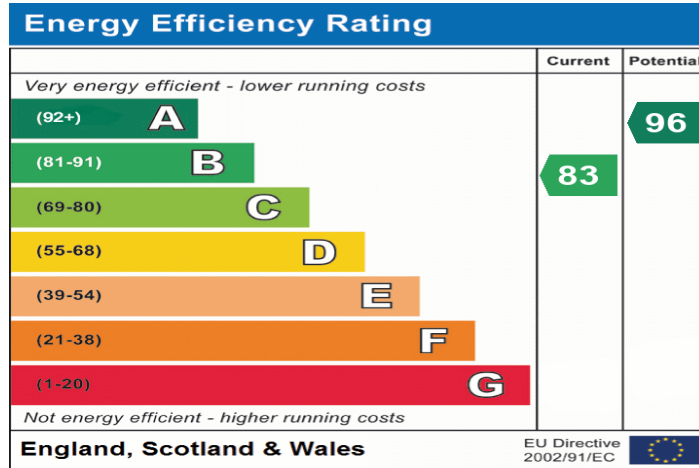


#### **Additional Information**

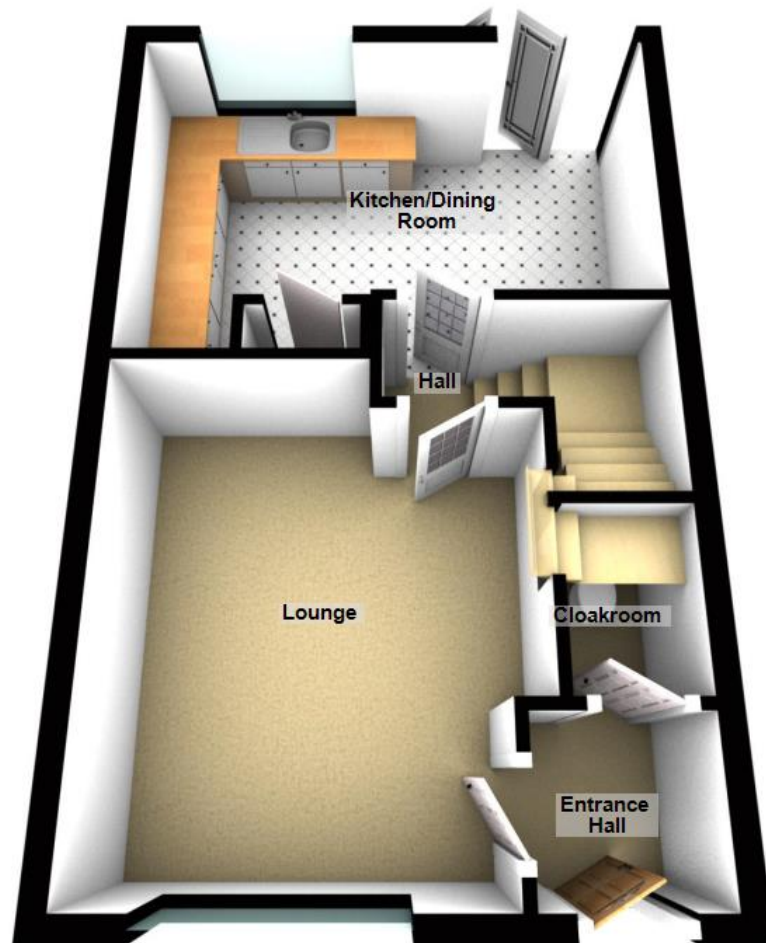
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

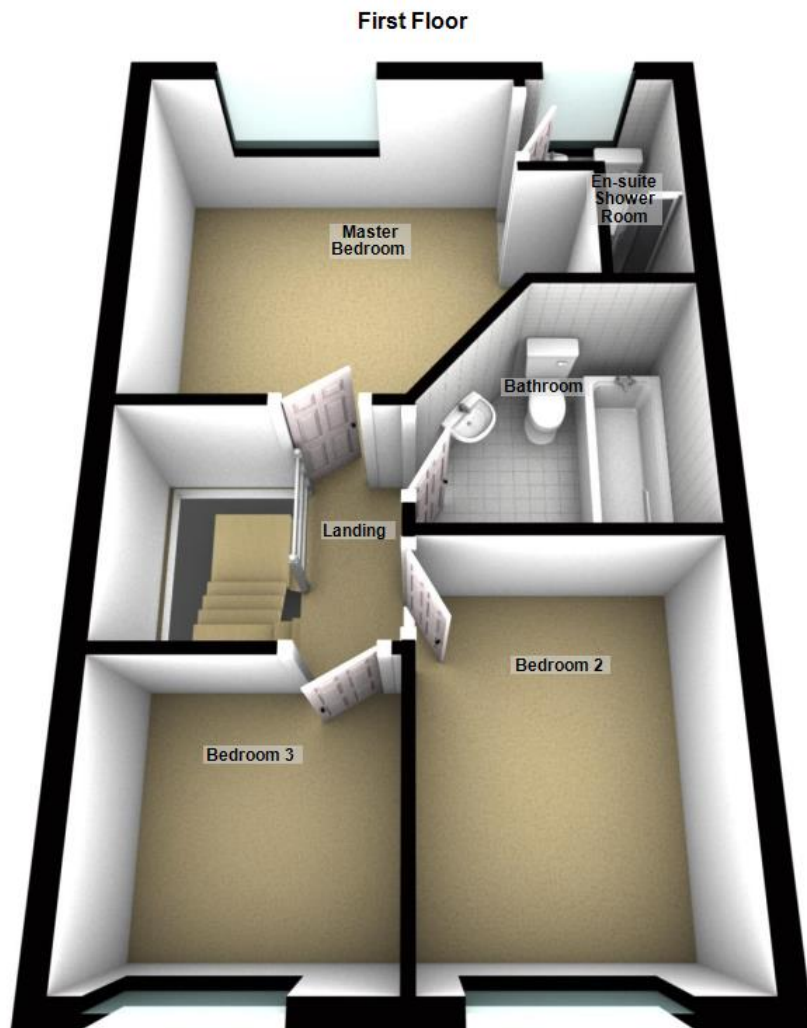


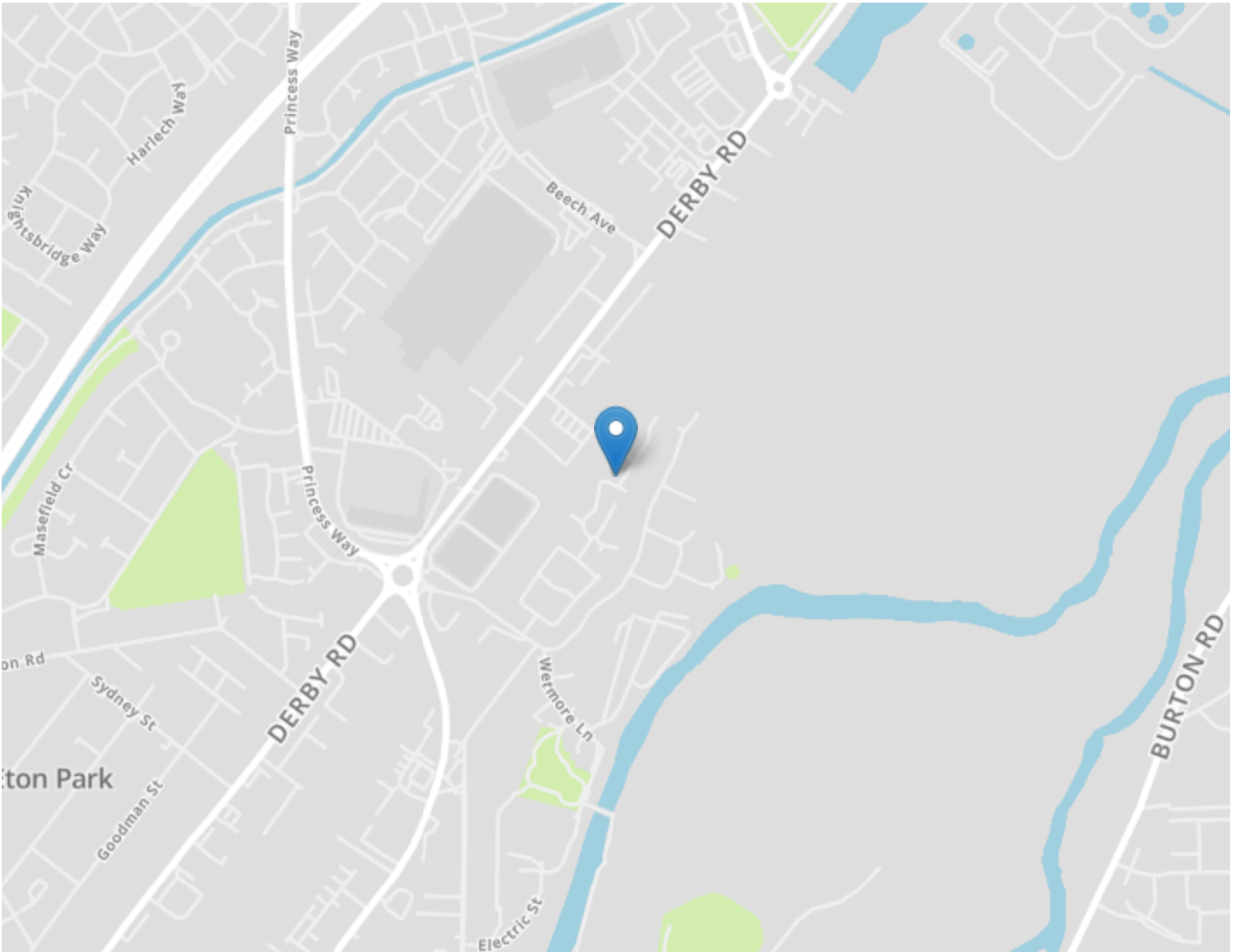
### Ground Floor



For use by Crew Partnership only  
Plan produced using PlanUp.







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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.