



Crew Partnership

Burton • Estate • Agents



**115 HARWOOD AVENUE
BRANSTON
DE14 3JN**

HEAVILY EXTENDED SEMI WITH 3 DOUBLE BEDROOMS + 21FT KITCHEN/BREAKFAST ROOM + 2 BATHROOMS! Entrance Hall, Lounge, Kitchen/Breakfast Room open plan to Family Room. Landing, 3 Bedrooms (SECOND BEDROOM WITH EN-SUITE SHOWER ROOM) and Family Bathroom. UPVC DG + GCH. Front and Rear Gardens. Block paved driveway to the front leading to Garage. NO UPWARD CHAIN!

£255,000 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

Entrance Hall

UPVC double glazed window to side aspect, tiled flooring, uPVC double glazed door to front, door to Lounge.

Lounge

15' 1" x 12' 4" (4.60m x 3.76m) UPVC double glazed window to front aspect, radiator, laminate flooring, stairs leading to first floor landing, door to Kitchen/Breakfast Room.



Kitchen/Breakfast Room

21' 4" x 9' 11" (6.50m x 3.02m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, space for fridge, fitted electric fan assisted oven, built-in halogen hob with extractor hood over, uPVC double glazed window to rear aspect, radiator, tiled flooring, open plan to Family Room, door to Garage.



Family Room

7' 9" x 7' 9" (2.36m x 2.36m) UPVC double glazed window to rear aspect, uPVC double glazed window to side aspect, radiator, tiled flooring, uPVC double glazed door to garden.



First Floor

Landing

Loft hatch, doors to all Bedrooms, Family Bathroom and two storage cupboards.

Master Bedroom

12' 5" x 9' 10" (3.78m x 3.00m) UPVC double glazed window to front aspect, radiator, door to storage cupboard.



Second Bedroom

10' 6" x 9' 8" (3.20m x 2.95m) UPVC double glazed window to rear aspect, radiator, laminate flooring, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite comprising double shower enclosure, vanity wash hand basin and low-level WC tiled surround, uPVC frosted double glazed window to rear aspect, vinyl flooring.



Third Bedroom

11' 4" x 7' 9" (3.45m x 2.36m) UPVC double glazed window to front aspect, radiator, laminate flooring.



Family Bathroom

Fitted with three piece suite with bath, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear aspect, vinyl flooring.



Outside

Front and Rear Gardens

Block paved front garden providing off street parking for several cars and leading to a Garage.

A low maintenance rear garden mainly laid to paving, bordered by raised beds filled with a variety of bushes, shrubs and trees. Gated rear access to the green behind.

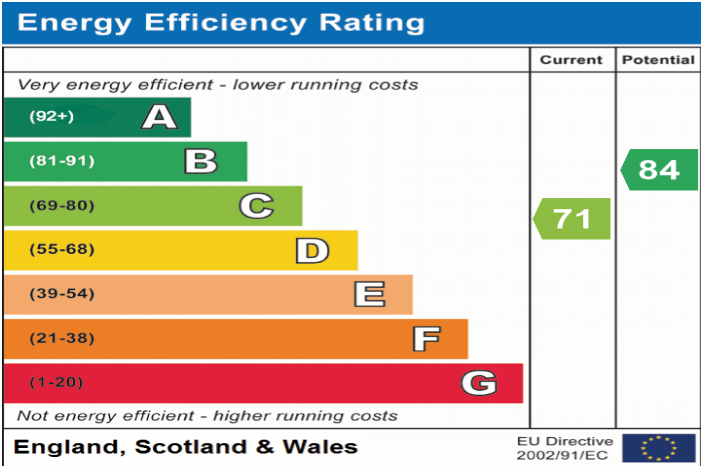


Additional Information

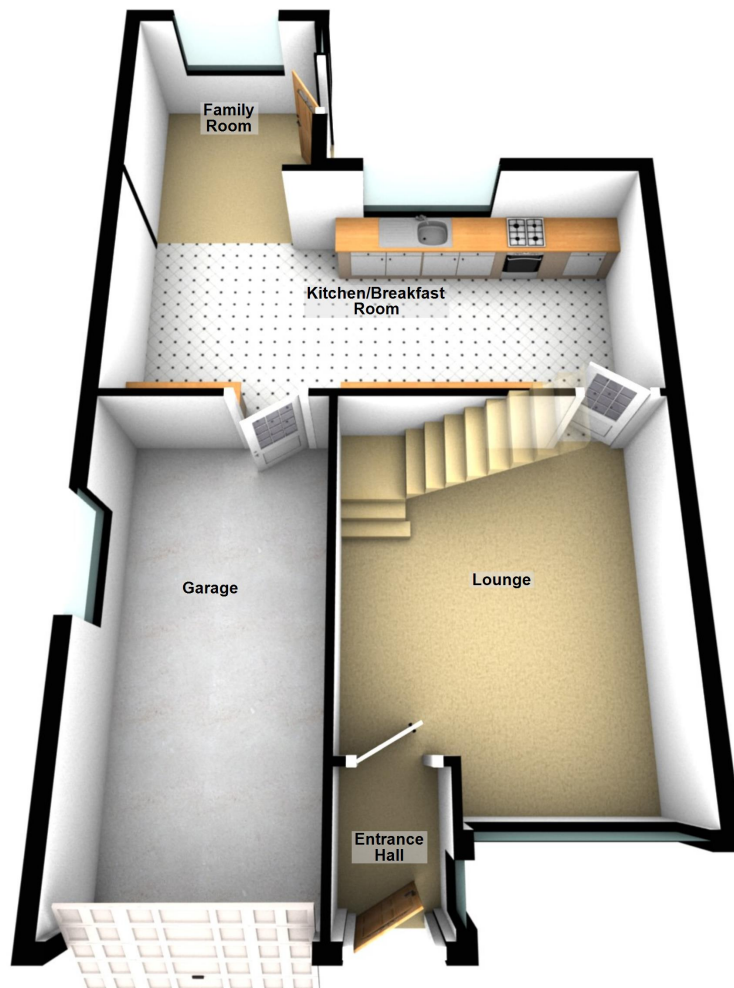
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

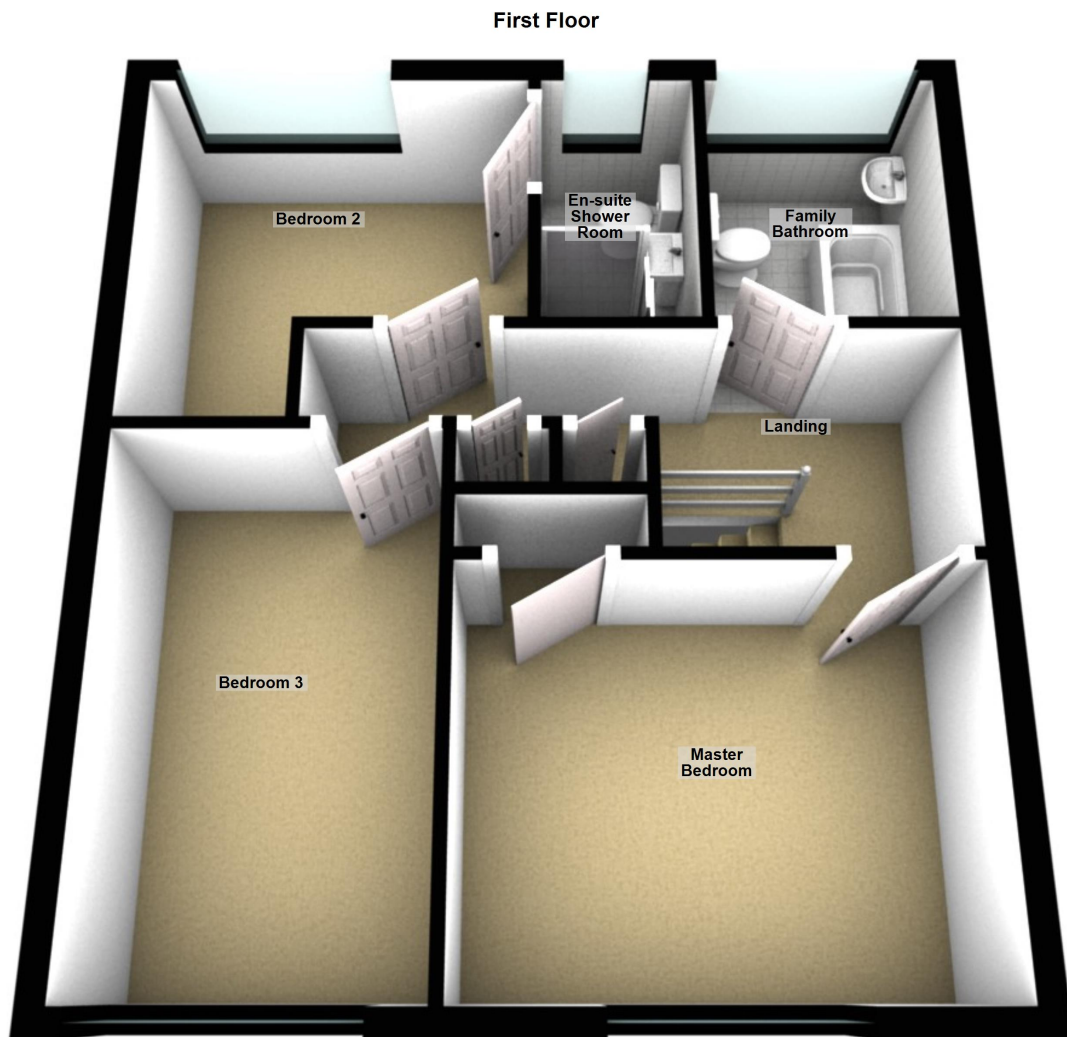
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

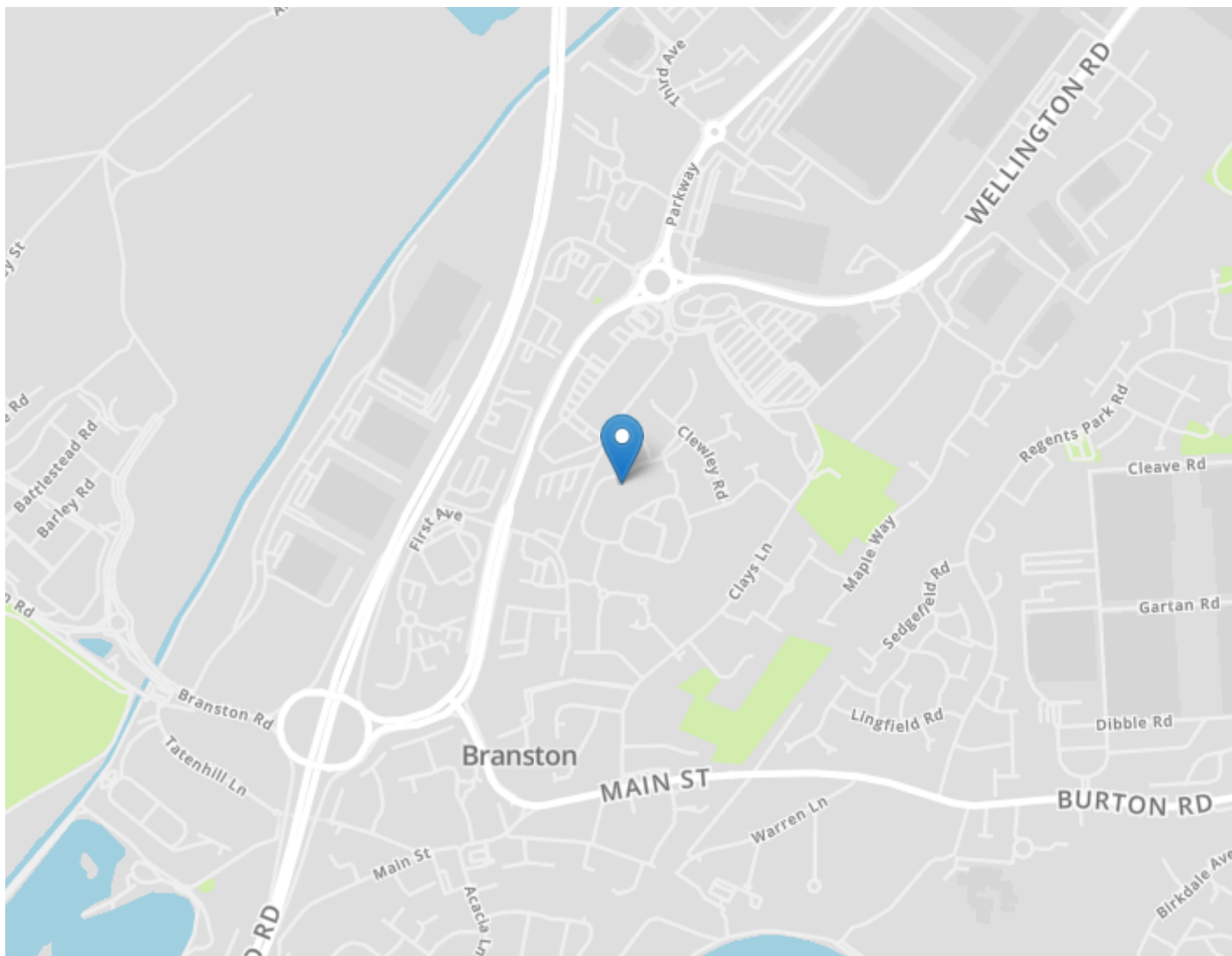
Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band A



Ground 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.