



Crew Partnership

Burton • Estate • Agents



**6 HORN BROOK ROAD
HORNINGLOW
BURTON-ON-TRENT
DE13 0XE**

3 BED FAMILY HOME WITH A DRIVEWAY + GARAGE TO THE REAR! Entrance Hall, Lounge, 14FT KITCHEN/DINING ROOM and a Sun Room. Landing, 3 Bedrooms and a Shower Room. Mainly UPVC DG + GCH. Front and Rear Gardens. Driveway and Garage accessed via 'The Poplars'. Popular Location. NO UPWARD CHAIN!

£169,950 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 frosted double glazed window to front aspect, storage cupboard, laminate flooring, uPVC double glazed door to front, door to Lounge



Lounge

14' 4" x 13' 0" (4.37m x 3.96m) UPVC double glazed window to front aspect, flush fitting live fuel effect gas fire, radiator, stairs leading to first floor landing, door to Kitchen/Dining Room.



Kitchen/Dining Room

14' 4" x 9' 3" (4.37m x 2.82m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring hob, two hardwood single glazed windows to rear aspect, radiator, laminate flooring, hardwood door to Sun Room.



Sun Room

Aluminium single glazed windows to all aspect, sliding door to Rear Garden.



First Floor

Landing

Loft hatch, doors to all Bedrooms, Shower Room and a storage cupboard housing the boiler.

Master Bedroom

13' 0" x 8' 0" (3.96m x 2.44m) UPVC double glazed window to rear aspect, radiator, two double fitted wardrobes plus additional overhead storage space also.



Second Bedroom

10' 8" x 8' 3" (3.25m x 2.51m) UPVC double glazed window to front aspect, radiator.



Third Bedroom

7' 7" x 6' 9" (2.31m x 2.06m) UPVC double glazed window to front aspect, radiator, fitted double wardrobe.



Shower Room

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



Outside

Front and Rear Gardens

Front garden mainly laid to gravel with a paved garden path leading to the front of the property.

Driveway to Garage is accessed via 'The Poplars'. The rear garden is mainly laid to gravel, with hardstanding for a garden shed and a paved footpath and door allowing access to the Garage.

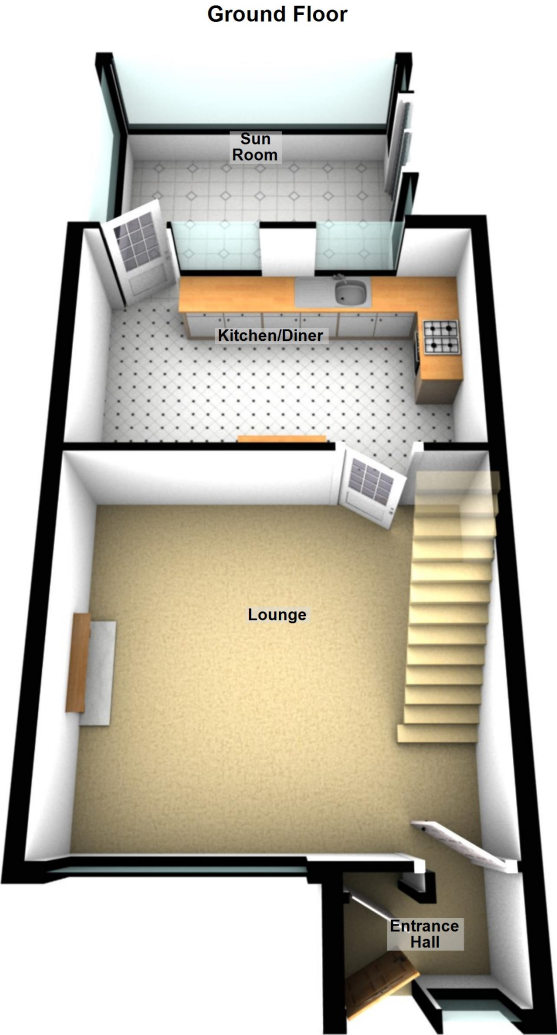


Additional Information

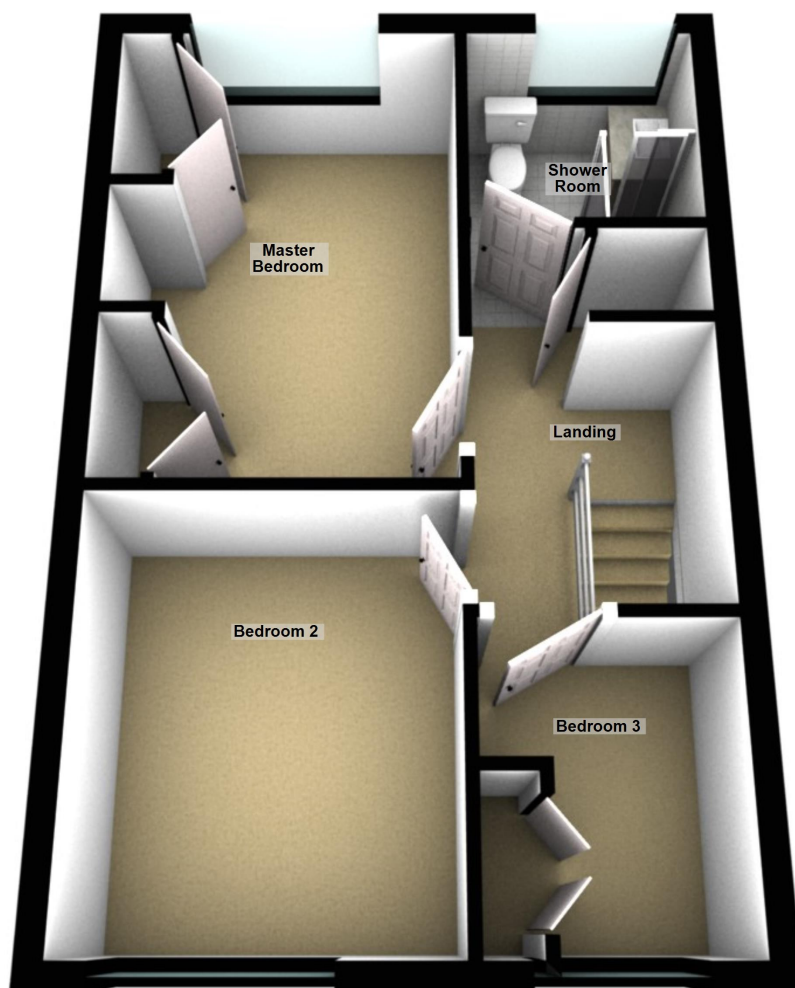
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

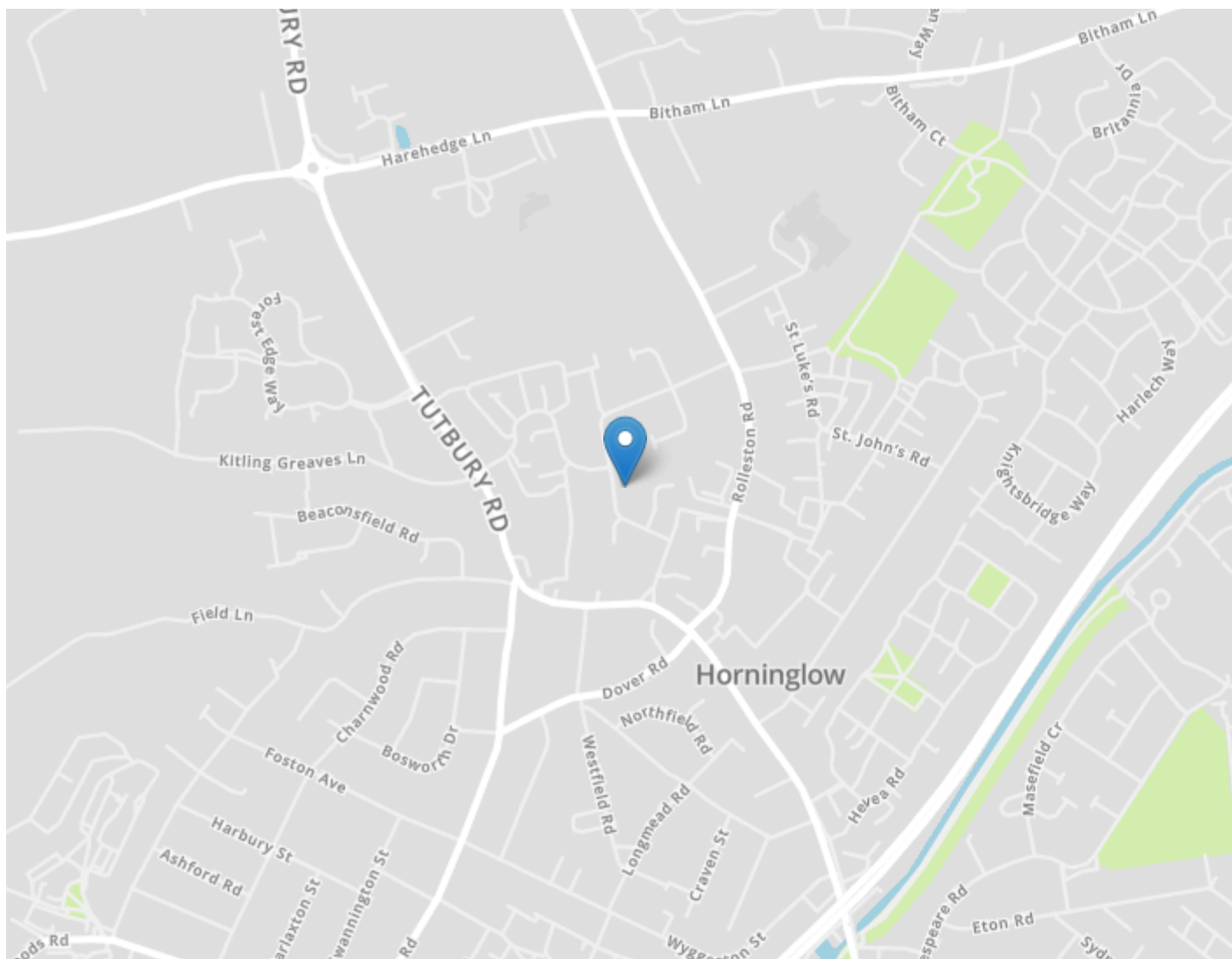
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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



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.