



Crew Partnership

Burton • Estate • Agents



6 AVIATION LANE BURTON-ON-TRENT DE13 9TJ

FULLY REFURBISHED SEMI DETACHED HOME WITH A GARAGE AND A LOFT ROOM!
Entrance Hall, REFITTED CLOAKROOM, 22ft Lounge/Dining Room with patio doors opening onto the rear garden, REFITTED KITCHEN AND UTILITY ROOM. Landing, 3 Bedrooms and a REFITTED BATHROOM. Pull down ladders leading to a Loft Room with laminate flooring, lighting, electrics and heating. UPVC DG + GCH with New Boiler (8 year warranty). Extensive rear garden with plenty of scope for an extension as well as an allotment. Driveway providing ample parking and leading to a Garage. Good School Catchments including John Taylor Secondary school. NO UPWARD CHAIN!

£245,000 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 double glazed window to side aspect, radiator, tiled flooring, stairs leading to first floor landing, uPVC double glazed door to front, doors to Cloakroom and Lounge/Diner.



Cloakroom

UPVC frosted double glazed window to side aspect, refitted with two piece suite comprising, vanity wash hand basin with mixer tap and low-level WC, tiled splashbacks, heated towel rail, tiled flooring.



Lounge/Diner

22' 8" x 11' 0" (6.91m x 3.35m) UPVC double glazed bow window to front aspect, radiator, laminate flooring, uPVC double glazed double door to garden, door to Fitted Kitchen.



Fitted Kitchen

8' 10" x 6' 4" (2.69m x 1.93m) Refitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, space for cooker, UPVC double glazed window to side aspect, tiled flooring, open plan to Utility Room.



Utility Room

With worktop space over, plumbing for washing machine and dishwasher, vent for tumble dryer, space for fridge/freezer, uPVC double glazed window to rear aspect, tiled flooring.



First Floor

Landing

UPVC frosted double glazed window to side aspect, doors to all Bedrooms and Bathroom. Loft hatch with pull down ladders leading to Attic Room with lighting, electrics and heating.

Master Bedroom

12' 0" x 11' 0" (3.66m x 3.35m) UPVC double glazed window to rear aspect, radiator.



Second Bedroom

11' 0" x 10' 0" (3.35m x 3.05m) UPVC double glazed window to front aspect, radiator.



Third Bedroom

6' 2" x 5' 6" (1.88m x 1.68m) UPVC double glazed window to side aspect, radiator.



Bathroom

Refitted with three piece suite comprising bath with shower over and glass screen, vanity wash hand basin with storage under and mixer tap and low-level WC, tiled surround, uPVC frosted double glazed window to side aspect, heated towel rail, tiled flooring.



Attic Room

Laminate flooring, lighting, electric and radiator. Loft hatches allowing access to eaves.



Outside

Front and Rear Gardens

Landscaped front garden with block paved driveway for several cars leading to the Garage. Additional parking on a gravelled area also.

Gated side access to the rear garden.

Extensive rear garden mainly laid to lawn.

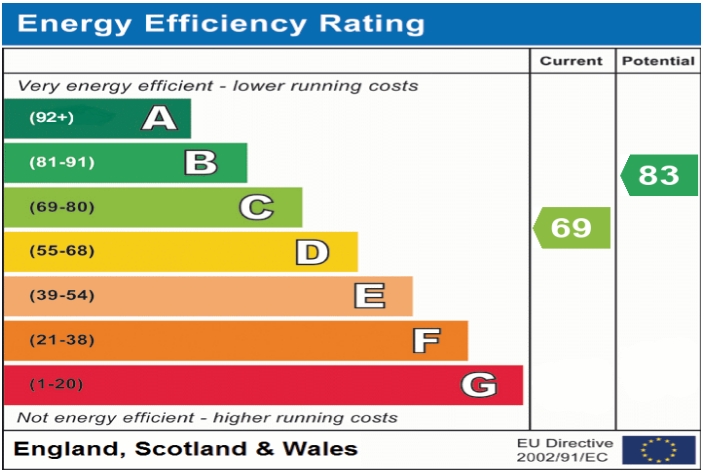


Additional Information

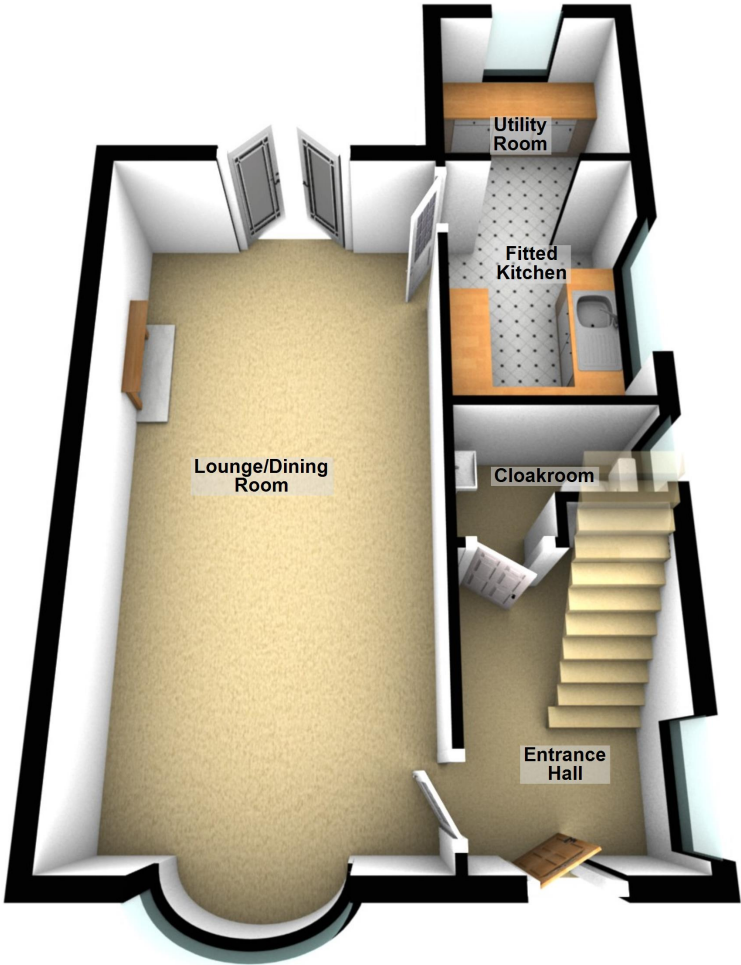
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

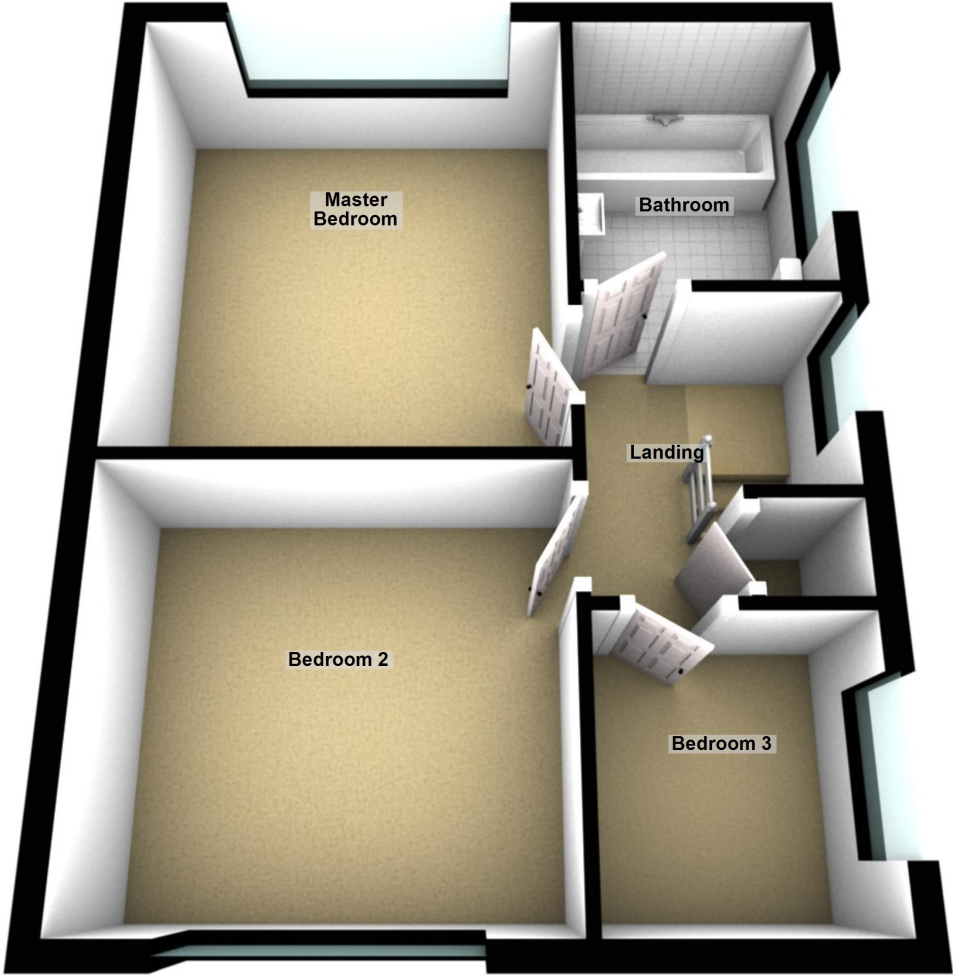
Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band A

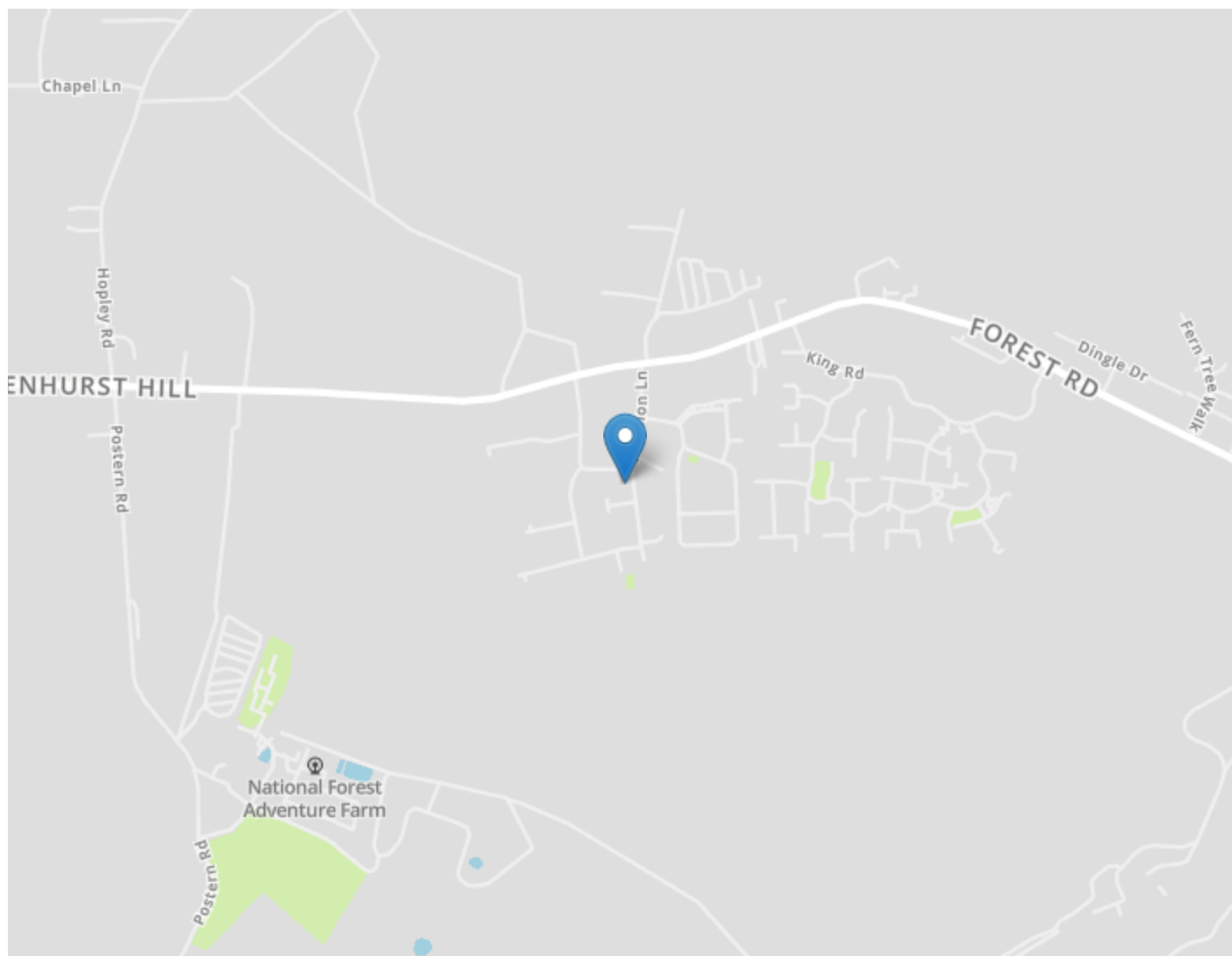


Ground Floor



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.