



Crew Partnership

Burton · Estate · Agents



**104 GALLOWAY ROAD
DRAKELOW
BURTON-ON-TRENT
DE15 9UJ**

3 BED SEMI DETACHED HOME WITH A 19FT MASTER BEDROOM IN A DESIRABLE VILLAGE LOCATION! Entrance Hall, CLOAKROOM, Lounge, Lobby, Kitchen/Dining Room. Landing, 2 DOUBLE BEDROOMS, Family Bathroom and a further Lobby. Top floor consists of a large Master Bedroom with EN-SUITE SHOWER ROOM. UPVC DG + GCH. Still within NHBC warranty. Front and Rear Gardens. Driveway leading to Garage. POPULAR ESTATE

£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

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

Cloakroom

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



Lounge

15' 2" x 10' 7" (4.62m x 3.23m) UPVC double glazed bay window to front aspect, double radiator, doors to Lobby and an under-stairs storage cupboard.



Lobby

Stairs leading to first floor landing, radiator, door to Kitchen/Dining Room.

Kitchen/Dining Room

15' 0" x 10' 7" Reducing to 8'2" (4.57m x 3.23m) Fitted with a matching base and eye level units with worktop space over, stainless steel sink unit with mixer tap, built-in fridge/freezer, dishwasher and washing machine, fitted eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear aspect, double radiator, vinyl flooring, uPVC double glazed double door to garden.



First Floor

Landing

Doors leading to two Bedrooms, Family Bathroom and a Lobby.



Second Bedroom

12' 11" x 8' 8" (3.94m x 2.64m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

12' 0" x 8' 8" (3.66m x 2.64m) UPVC double glazed window to front aspect, radiator.



Family Bathroom

Fitted with three piece suite with comprising, bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear aspect, heated towel rail.



Lobby

UPVC double glazed window to front aspect, stairs leading to Master Bedroom.



Second Floor

Master Bedroom

19' 6" x 11' 1" (5.94m x 3.38m) Two skylights to rear aspect, uPVC double glazed window to front aspect, double radiator, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite with comprising, double shower enclosure, pedestal wash hand basin and low-level WC tiled splashback.

Outside

Front and Rear Gardens

Front garden mainly laid to lawn with a garden hedge and path leading to the property.

To the side there is a tarmacked driveway leading to Garage and gated side access to the rear garden.

Rear garden is mainly laid to artificial lawn, with gravel borders and a paved seating area.



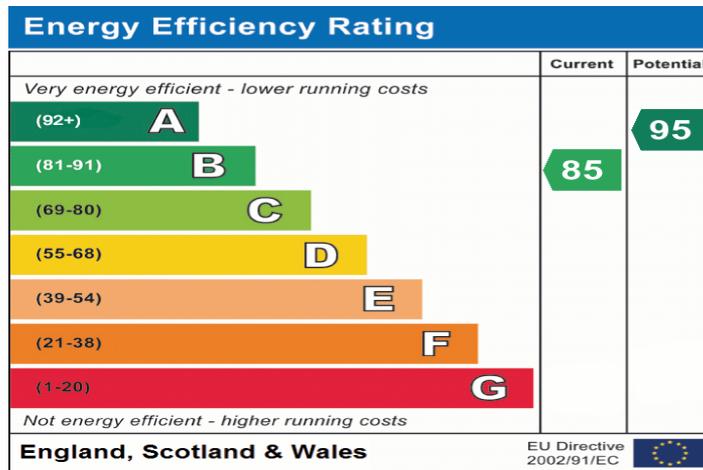
Additional Information

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

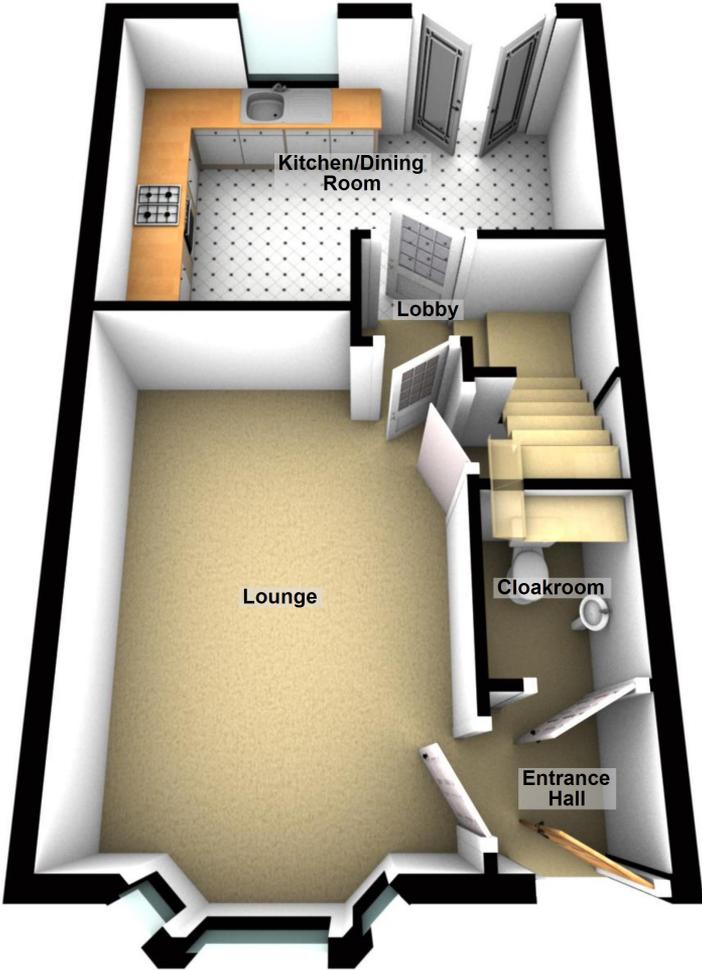
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: Derbyshire Borough Council / Tax Band TBC

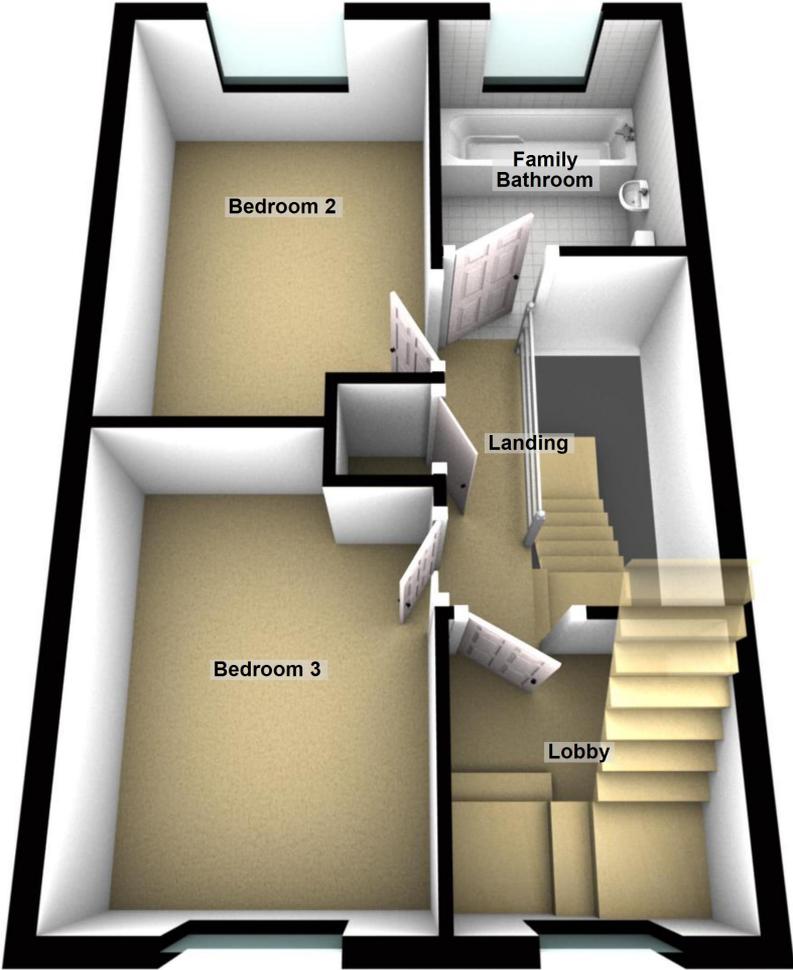
Move with Us, as the appointed selling agent, is required to conduct ID/AML and source-of-funds checks for the properties we sell. As of the 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.



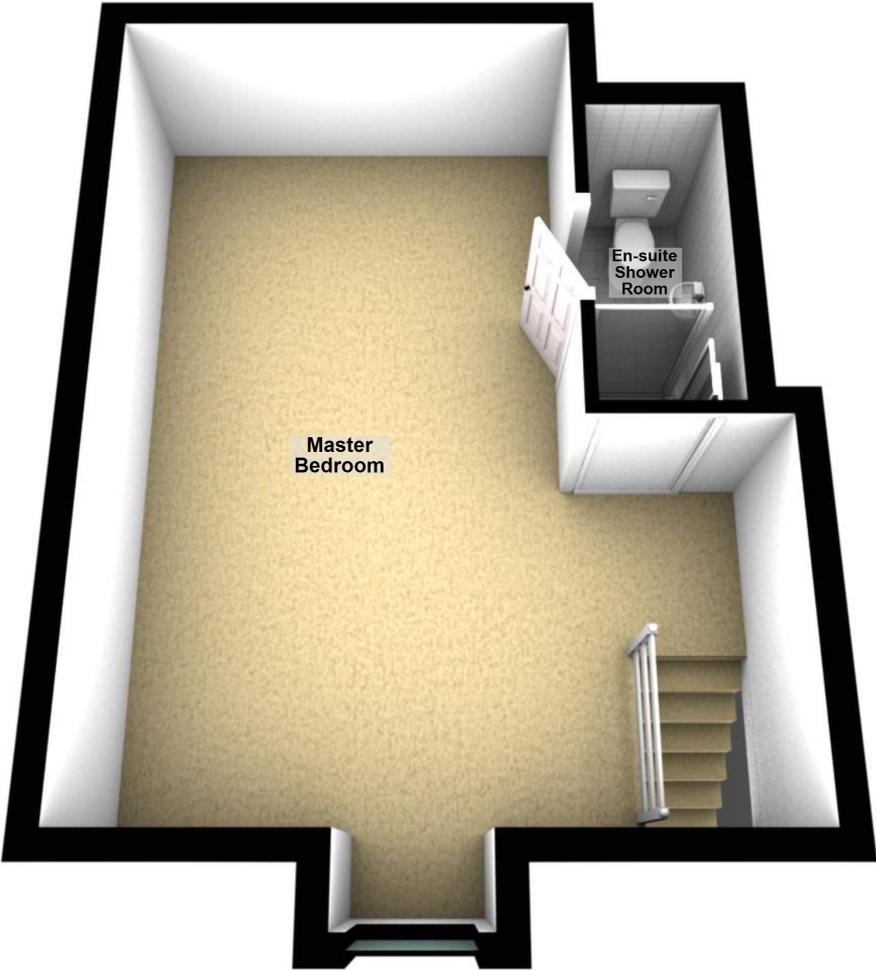
Ground Floor

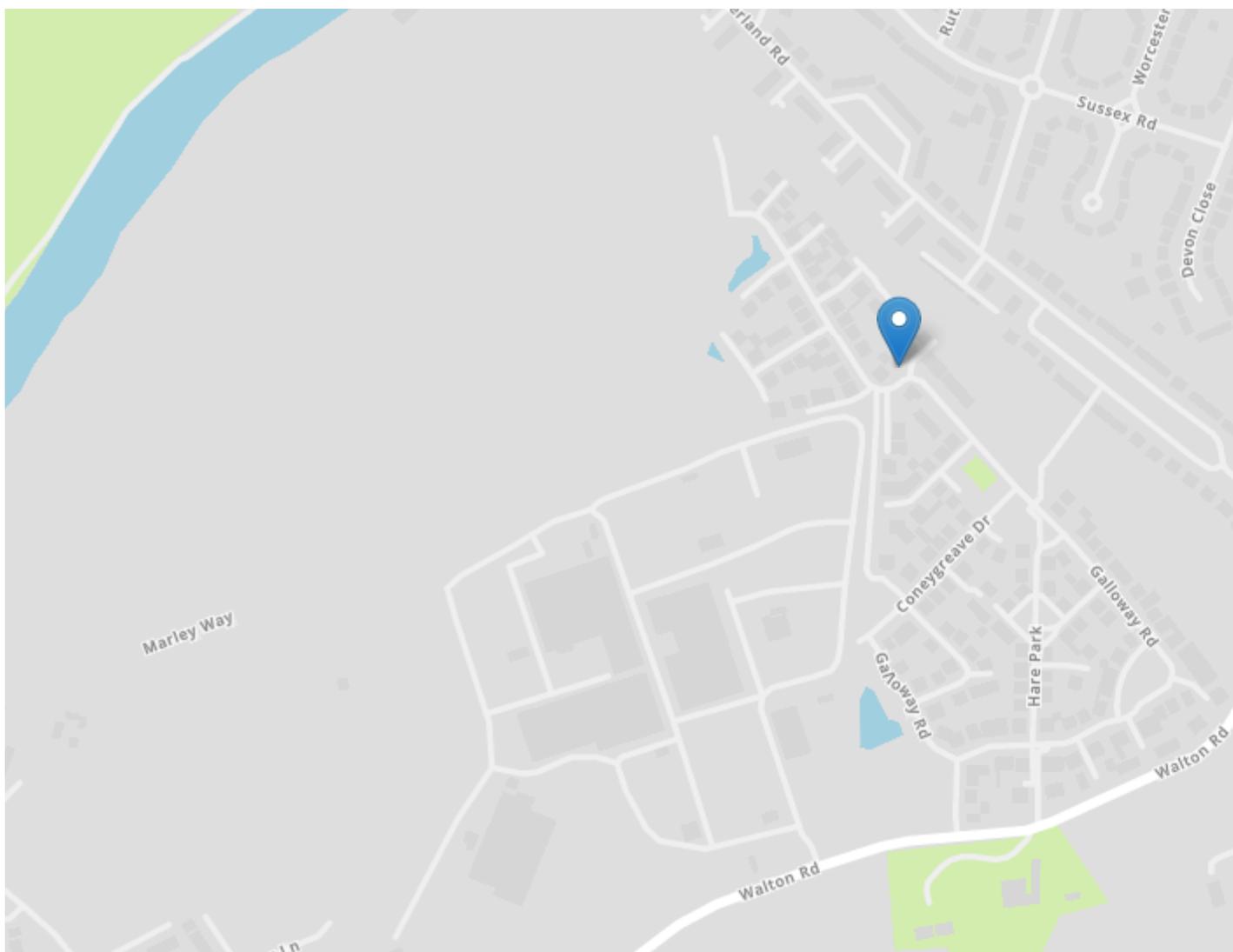


First Floor



Second 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.