



# Crew Partnership

Burton • Estate • Agents



## 36 WAVERLEY LANE BURTON-ON-TRENT DE14 2HF

FAMILY HOME WITH 3 BEDROOMS AND A GARAGE! Entrance Hall, Lounge, Kitchen open plan to Dining Room. Landing, 3 Bedrooms and a Bathroom. UPVC DG + Warm Air Heating System. Front and Rear Gardens. Driveway to the side leading to Garage. Popular Road. NO UPWARD CHAIN!

### £175,000 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

Door to Lounge.

### Lounge

16' 0" x 10' 7" (4.88m x 3.23m) UPVC bow window window to front aspect, fireplace, stairs leading to first floor landing, open plan to Kitchen.



### Kitchen

7' 9" x 7' 0" (2.36m x 2.13m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, UPVC double glazed window to rear aspect, open plan to Dining Room.



### Dining Room

11' 1" x 7' 5" (3.38m x 2.26m) Laminate flooring, double glazed patio door to Rear Garden.



### First Floor

#### Landing

Doors to all Bedrooms and Bathroom.

### Master Bedroom

10' 2" x 9' 3" (3.10m x 2.82m) UPVC double glazed window to front aspect, fitted double wardrobe.



### Second Bedroom

9' 7" x 8' 0" (2.92m x 2.44m) UPVC double glazed window to rear aspect, fitted double wardrobe, door to storage cupboard.



### Third Bedroom

7' 2" x 6' 6" (2.18m x 1.98m) UPVC double glazed window to front aspect.



### Bathroom

Fitted with three piece suite comprising bath with electric shower and shower curtain, 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

Front garden mainly laid to slate with a tarmacked driveway to the side leading to the Garage. Side access leading to Rear Garden which is mainly laid to stone bordered by a variety of plants of trees with a paved seating area.



**Additional Information**

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

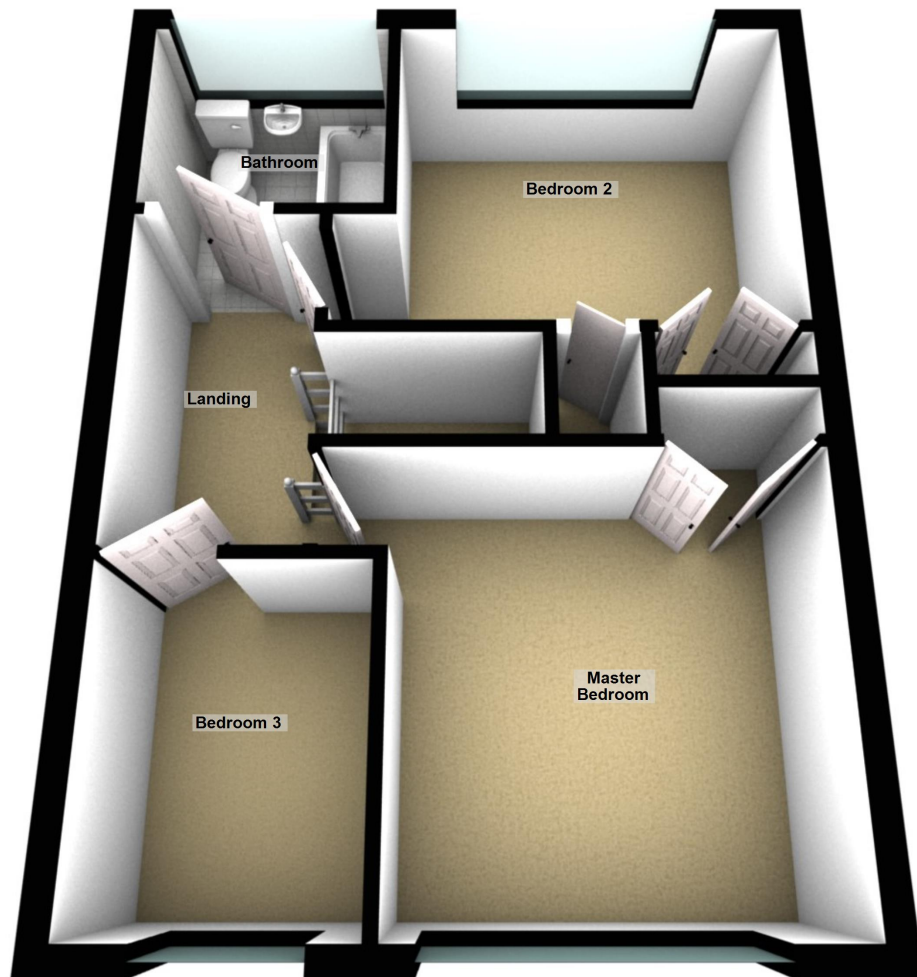
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

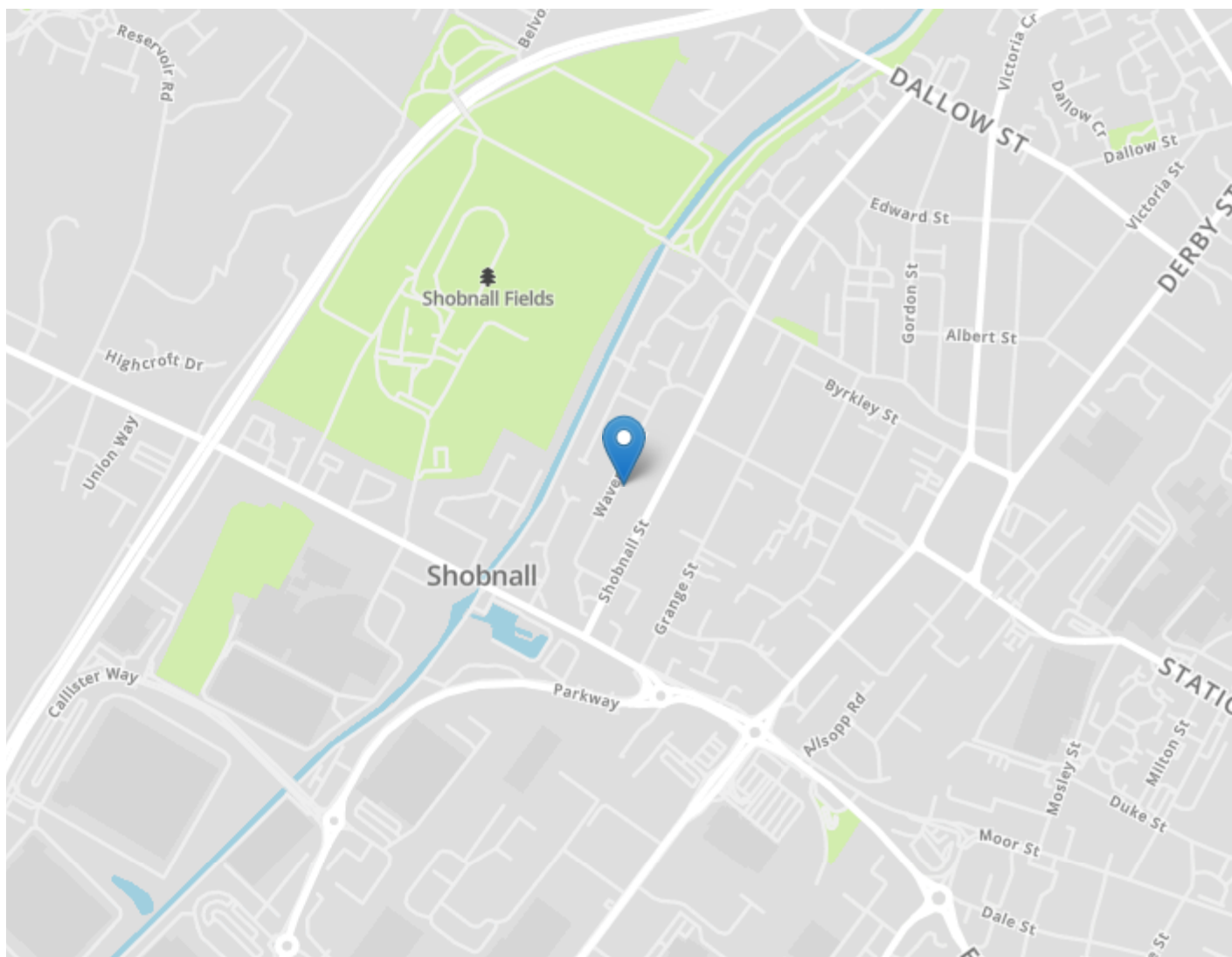
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

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.