



Crew Partnership

Burton • Estate • Agents



**124 DERBY STREET
BURTON-ON-TRENT
DE14 2LF**

LARGE TRADITIONAL TERRACED HOME WITH 3 BEDROOMS + 2 BATHROOMS + NO UPWARD CHAIN! Entrance Hall, Inner Hallway, Lounge and separate Dining Room, 12FT KITCHEN, Rear Lobby, Downstairs Bathroom and a LARGE UTILITY AREA. Landing, 3 Bedrooms and a Shower Room. UPVC DG + GCH. Front and Rear Gardens. CALL NOW TO ARRANGE A VIEWING ON 01283 548548

£160,000 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 todays 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 opaque door to front, door to Inner Hallway.

Inner Hallway

Double radiator, stairway to galleried first floor landing, doors to Lounge and Dining Room.

Lounge

12' 8" x 12' 0" (3.86m x 3.66m) UPVC double glazed box window to front aspect, coal effect gas fire set in wooden surround, double radiator.



Dining Room

12' 6" x 12' 0" (3.81m x 3.66m) Double radiator, uPVC double glazed double doors to Utility Area and a further door to Kitchen.



Kitchen

12' 3" x 9' 7" (3.73m x 2.92m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, space for fridge/freezer and range with extractor hood, double radiator, open plan to storage cupboard, door to Rear Lobby.



Rear Lobby

Door to Bathroom.

Bathroom

Fitted with three piece suite comprising corner bath, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, uPVC opaque double glazed window to rear aspect, radiator.



Utility Area

UPVC double glazed window to side aspect, uPVC double glazed double doors to garden.



First Floor

Landing

Loft hatch, doors to all Bedrooms and Shower Room, open plan to storage cupboard.

Master Bedroom

12' 0" x 11' 4" (3.66m x 3.45m) UPVC double glazed window to front aspect, double radiator.



Second Bedroom

12' 0" x 9' 7" (3.66m x 2.92m) UPVC double glazed window to rear aspect, double radiator.



Third Bedroom

L-Shaped 12' 4" Max x 9' 9" Max (3.76m x 2.97m) UPVC double glazed window to rear aspect, double radiator.



Shower Room

Fitted with three piece suite comprising tiled shower with electric shower, wash hand basin, low-level WC and heated towel rail, extractor fan.



Outside

Front and Rear Gardens

Rear garden, sun patio seating area.

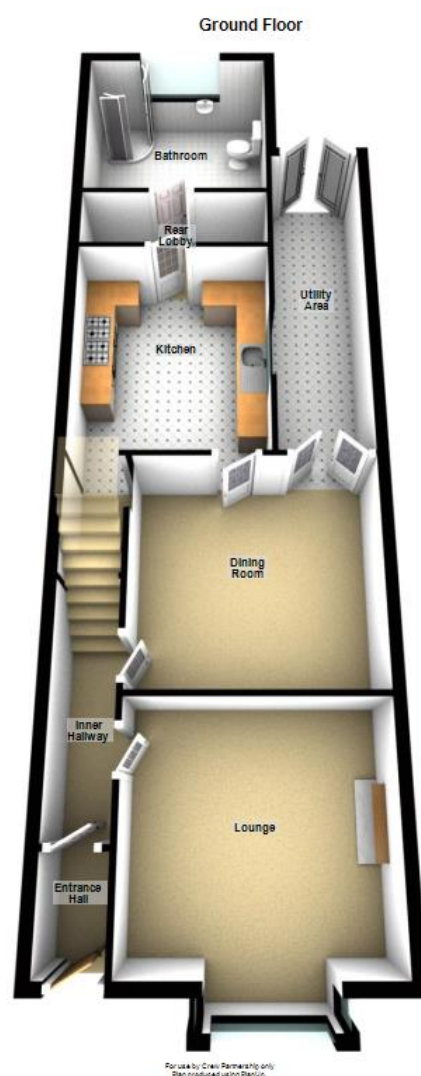


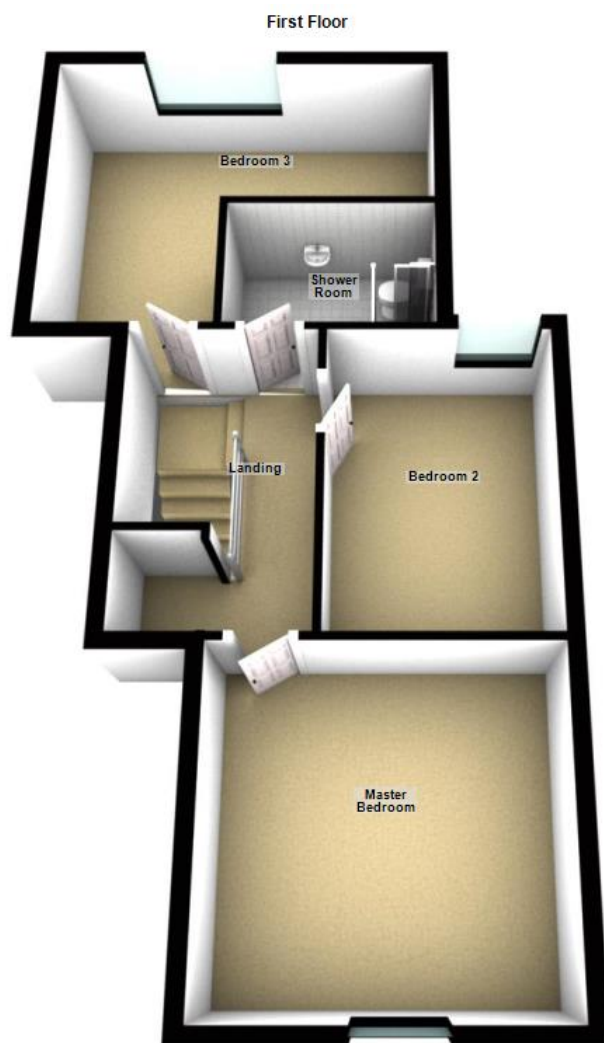
Additional Information

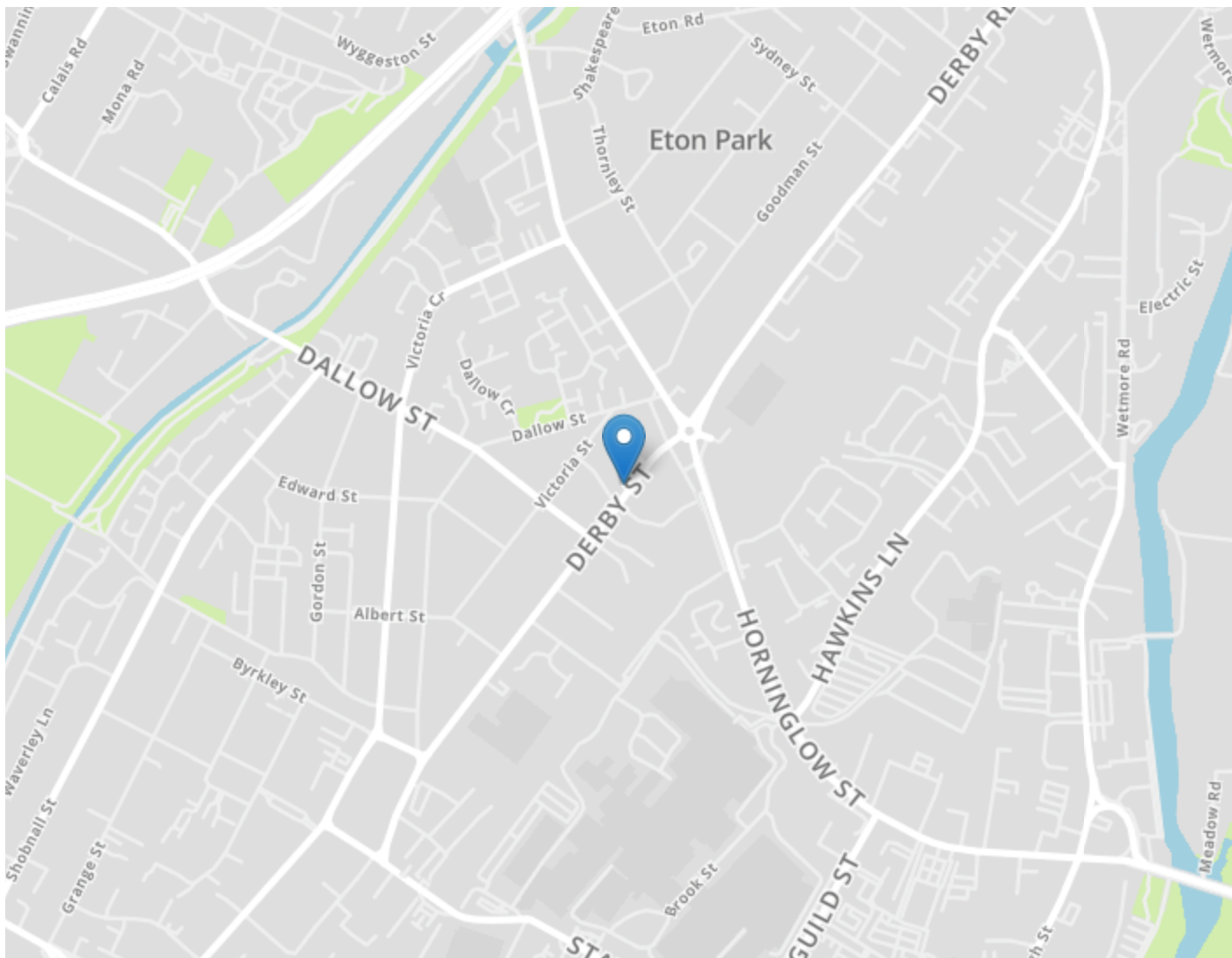
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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







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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.