



Crew Partnership

Burton • Estate • Agents



35 ALL SAINTS ROAD BURTON-ON-TRENT DE14 3LS

TRADITIONAL TERRACED HOME WITH 2 RECEPTION ROOMS + 3 BEDROOMS! Lounge, Lobby, Dining Room, 10ft Kitchen, UTILITY AREA, Downstairs Bathroom. Landing, 3 Bedrooms. UPVC DG + GCH. Rear Garden. CLOSE TO TOWN LOCATION

£145,000 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

Lounge

12' 0" x 11' 8" (3.66m x 3.56m) UPVC double glazed window to front aspect, electric fire set in feature surround, radiator, dado rail, uPVC double glazed opaque door to front, door to Lobby.



Lobby

Door to under-stairs storage cupboard, open plan to Dining Room.

Dining Room

11' 7" x 11' 8" (3.53m x 3.56m) UPVC double glazed window to rear aspect, electric fire with ornate surround, radiator, dado rail, door to Kitchen, stairs leading to first floor landing.



Kitchen

10' 2" x 6' 6" (3.10m x 1.98m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine and dishwasher, space for tumble dryer, fitted electric double oven, built-in five ring gas hob with extractor hood over, uPVC double glazed window to side aspect, ceramic tiled flooring, uPVC double glazed opaque door to garden, open plan to Utility Area.



Utility Area

Space for fridge/freezer, single radiator with wall mounted gas boiler serving heating system and domestic hot water, door to Bathroom.

Bathroom

Fitted with piece suite comprising corner bath with electric shower over, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, extractor fan, uPVC opaque double glazed window to rear aspect, single radiator, ceramic tiled flooring.



First Floor

Landing

Radiator, dado rail, doors to all Bedrooms.

Master Bedroom

11' 8" x 12' 0" (3.56m x 3.66m) UPVC double glazed window to front aspect, radiator.



Second Bedroom

11' 3" x 8' 6" (3.43m x 2.59m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

12' 7" x 6' 2" (3.84m x 1.88m) UPVC double glazed window to rear aspect, radiator.



Outside

Rear Garden

Established rear garden, mainly laid to lawn, outside cold water tap. Sun patio seating area.



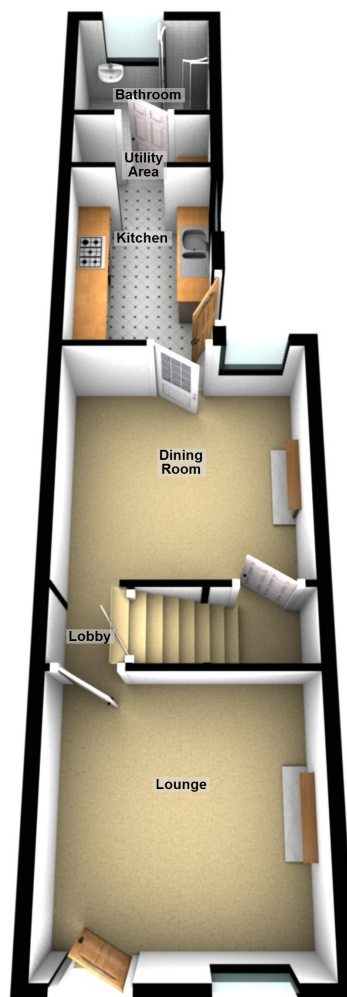
Additional Information

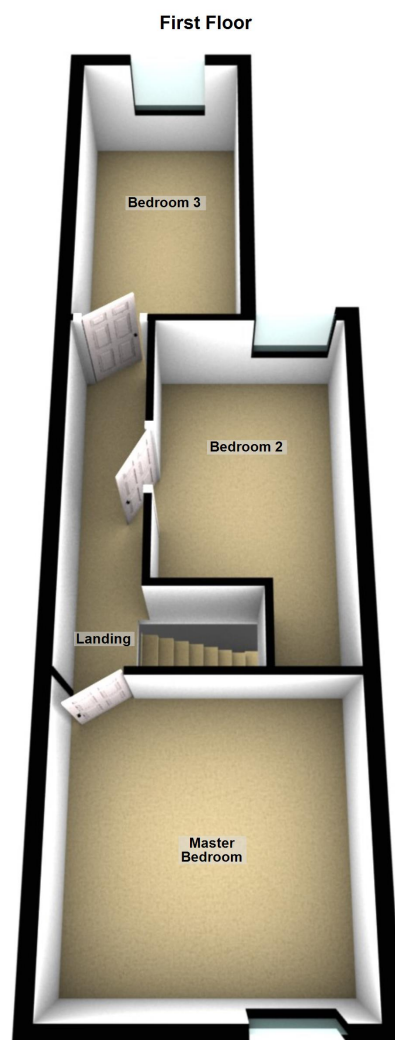
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

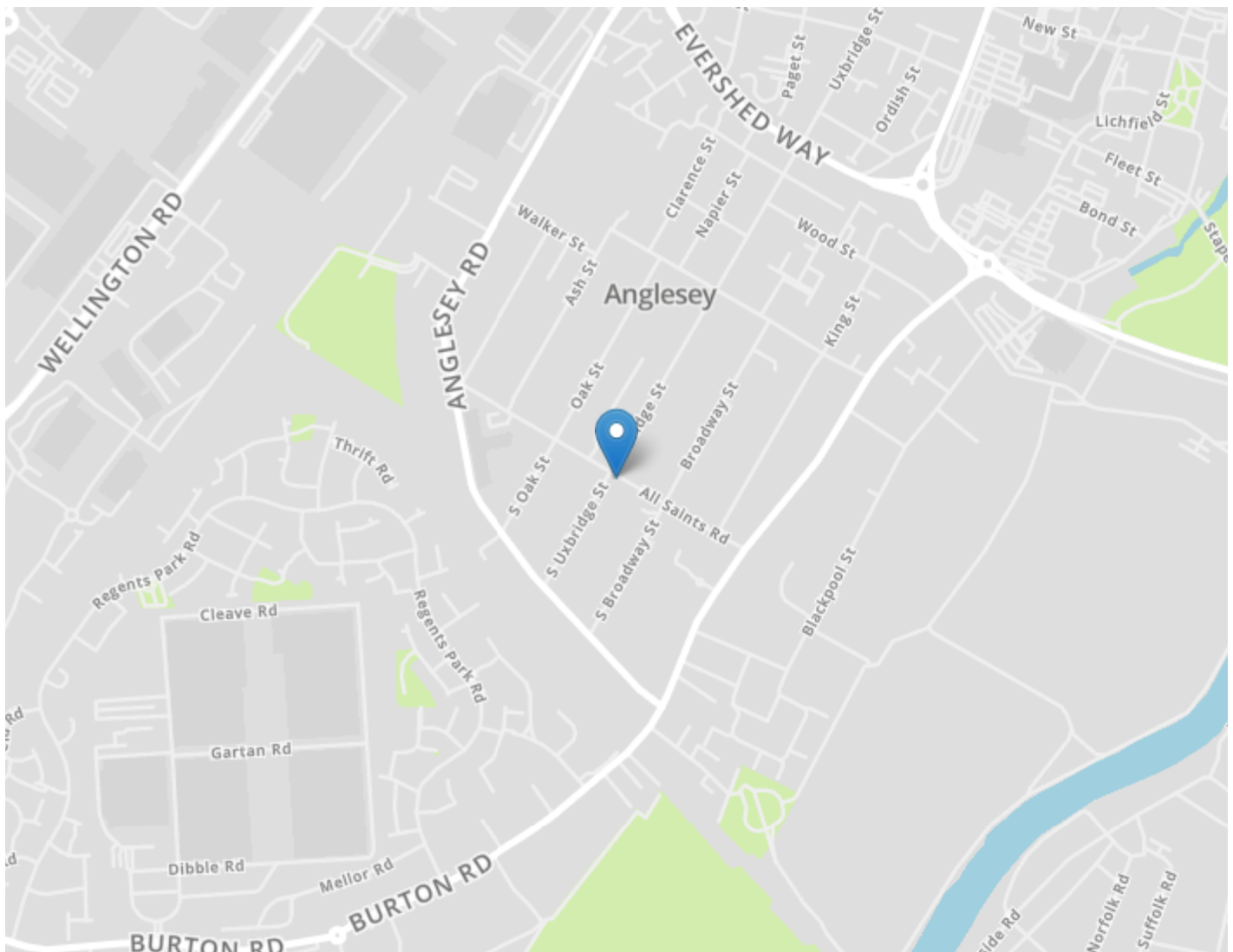
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Ground 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.