



Crew Partnership

Burton · Estate · Agents



**17 GRANTS YARD
BURTON-ON-TRENT
DE14 1BW**

A SPACIOUS 3 STOREY TOWNHOUSE WITH 4 BEDROOMS WITH A DRIVEWAY AND GARAGE! Entrance Hall, Cloakroom, UTILITY ROOM and Fourth Bedroom/Study. Landing, 14ft L-Shaped Kitchen/Dining Room and a Lounge. Landing, MASTER BEDROOM + EN-SUITE, 2 further Bedrooms and a Family Bathroom. UPVC DG + GCH. Front and Rear Gardens. Driveway leading to Garage. NO UPWARD CHAIN

£184,995 FREEHOLD

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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

Hardwood double glazed window to front aspect, radiator, smoke detector, laminate flooring, stairs leading to first floor landing, hardwood double glazed door to front, doors to Cloakroom, Utility Room and Fourth Bedroom/Study.



Cloakroom

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



Fourth Bedroom/Study

13' 2" x 8' 0" (4.01m x 2.44m) Radiator, laminate flooring, uPVC double glazed patio door to rear garden.



Utility Room

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, radiator, tiled flooring, hardwood double glazed door to rear garden.

First Floor

Landing

Stairs leading to second floor landing, smoke detector, doors to Lounge and Kitchen/Dining Room.

Lounge

14' 7" x 16' 1" (4.45m x 4.90m) UPVC double glazed window to front aspect, radiators, double doors to Juliet Balcony.



Kitchen/Dining Room

14' 1" x 14' 7" (4.29m x 4.45m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated dishwasher, space for fridge and freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC hardwood double glazed window to rear aspect, uPVC double glazed window to rear aspect, radiator.



Second Floor

Landing

Doors to all Bedrooms, Family Bathroom and the airing cupboard housing the hot water tank, smoke detector.

Master Bedroom

14' 6" x 9' 1" (4.42m x 2.77m) Two uPVC double glazed windows to front aspect, fitted double wardrobes, a door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite comprising shower enclosure with folding glass screen, pedestal wash hand basin and WC tiled splashback, radiator, vinyl flooring.



Second Bedroom

12' 4" x 7' 7" (3.76m x 2.31m) UPVC double glazed window to rear aspect, radiator,



Third Bedroom

9' 0" x 6' 9" (2.74m x 2.06m) UPVC double glazed window to rear aspect, radiator.



Family Bathroom

Fitted with three piece suite comprising bath with shower attachment, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator, laminate flooring.



Outside

Front and Rear Gardens

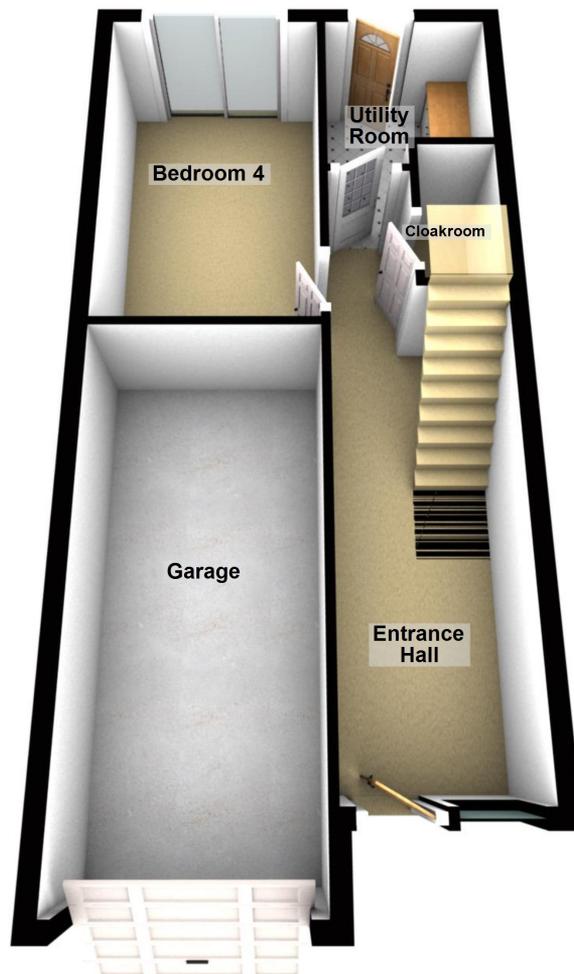
Front garden is mainly laid to lawn with a tarmacked driveway leading to the garage and a footpath leading to the property.

The rear garden is mainly laid to lawn, with a paved seating area, raised bed and hardstanding for a garden shed. Gated rear access for bins.

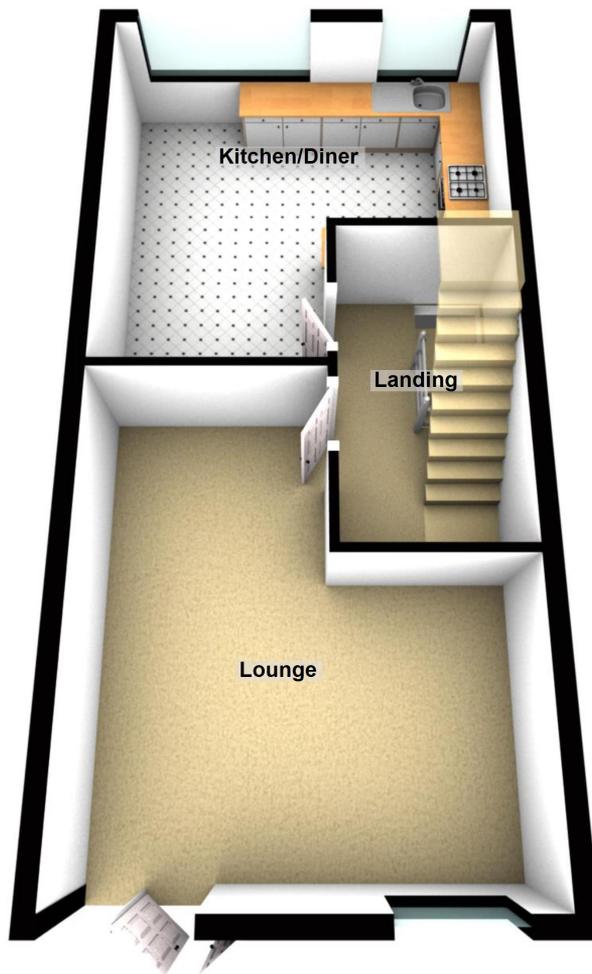


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

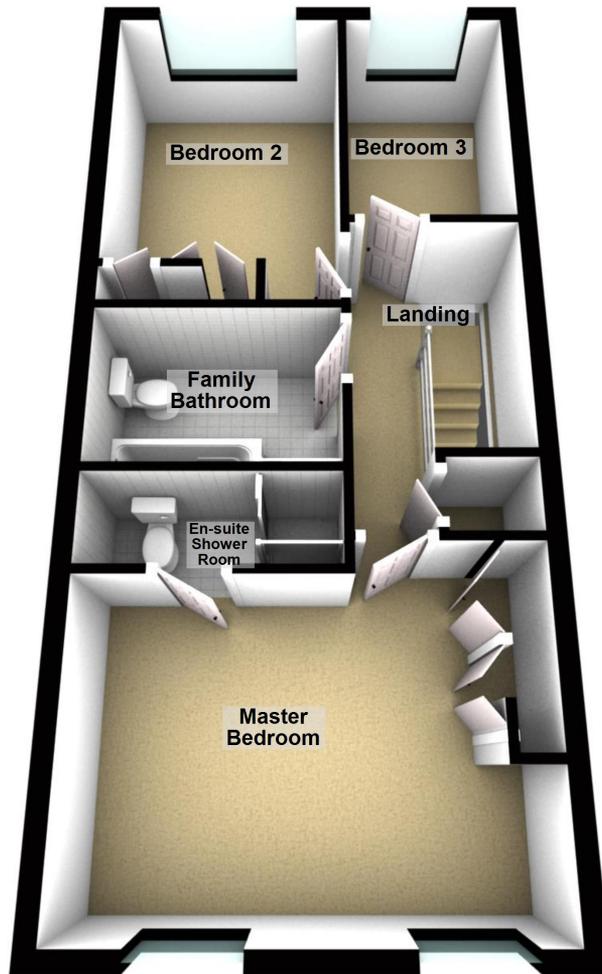
Ground Floor

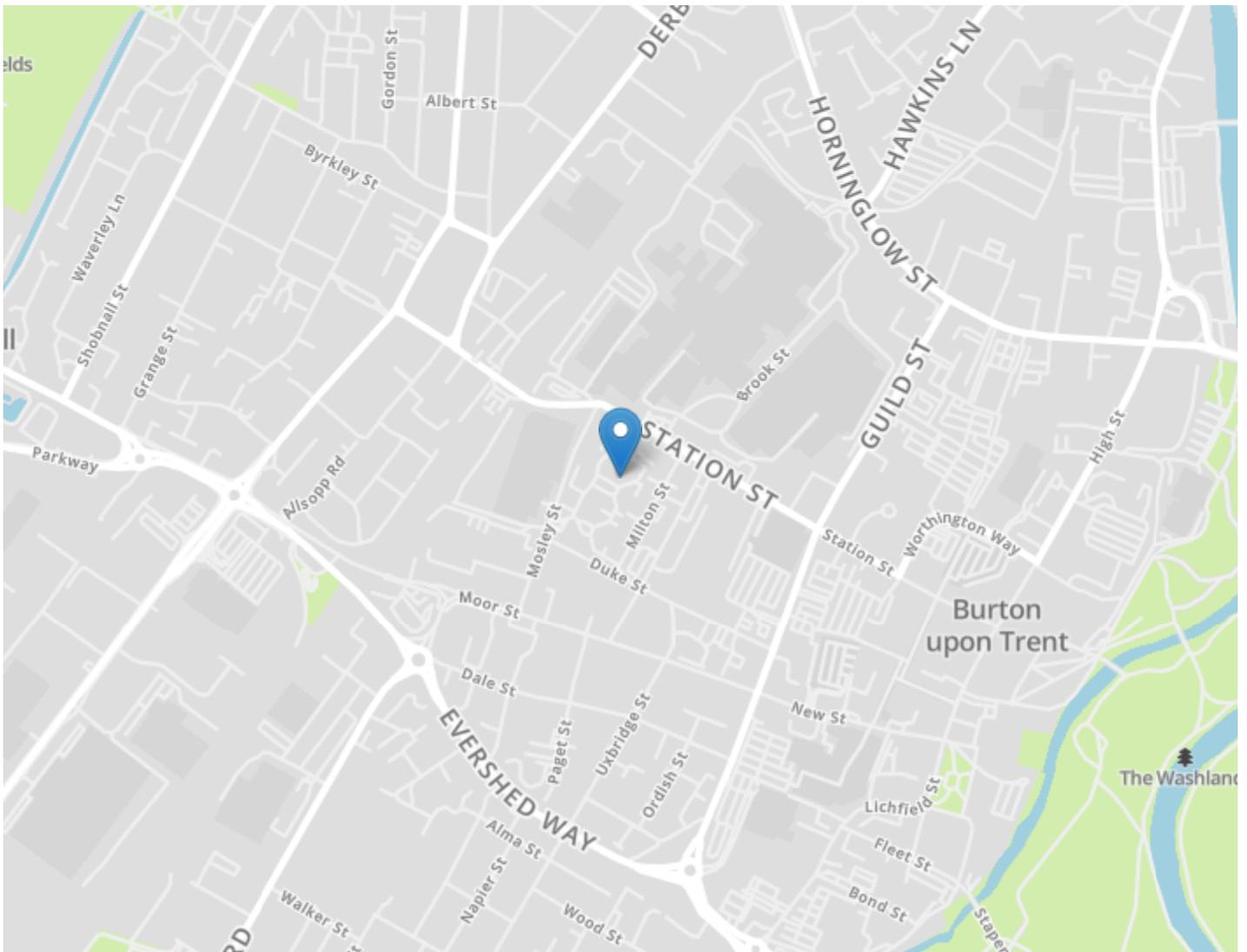


First Floor



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.