



Crew Partnership

Burton · Estate · Agents



**10 HEATH ROAD
BURTON-ON-TRENT
DE15 9LQ**

AN EXTENDED END OF TERRACE WITH 3 BEDROOMS + DRIVEWAY AND GARAGE! Dining Room, Lounge open plan to Kitchen, UTILITY ROOM and a downstairs Bathroom. Landing, 3 Bedrooms. UPVC DG + GCH. Modernising required. Front and Rear Gardens. Possible double width Driveway leading to Garage. NO UPWARD CHAIN!

£155,000 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

Dining Room

11' 10" x 10' 9" (3.61m x 3.28m) UPVC double glazed window to front aspect, fireplace, double radiator, uPVC double glazed door to front, door to Lounge.



Lounge

12' 1" x 11' 10" (3.68m x 3.61m) UPVC double glazed window to side aspect, fireplace, radiator, open plan to Kitchen, door to under-stairs storage cupboard, stairs leading to first floor landing.



Kitchen

Fitted with a matching range of base and eye level units with worktop space over, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring electric hob with extractor hood over, open plan to Utility Room, door to Bathroom.



Utility Room

With worktop space over, stainless steel sink unit, uPVC frosted double glazed window to side aspect, UPVC double glazed window to side aspect, UPVC double glazed frosted door to side.



Bathroom

Fitted with three piece suite with comprising, bath with electric shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to side aspect, vinyl flooring.



First Floor

Landing

Loft hatch, doors to all Bedrooms.

Master Bedroom

11' 10" x 10' 9" (3.61m x 3.28m) UPVC double glazed window to front aspect, radiator.



Second Bedroom

12' 2" x 8' 7" (3.71m x 2.62m) UPVC double glazed window to rear aspect, storage cupboard, radiator, door to a further storage cupboard.



Third Bedroom

9' 5" x 6' 3" (2.87m x 1.91m) UPVC double glazed window to rear aspect.



Outside

Front and Rear Gardens

Front garden mainly laid to gravel with garden paths leading to both the property and to the side and rear of the property also.

The rear garden can be accessed via a footpath leading to the left hand side of the property and is mainly laid to lawn. Access to the garage which is accessed via Waterside Road.

Double width in front of the garage allowing further off street parking.

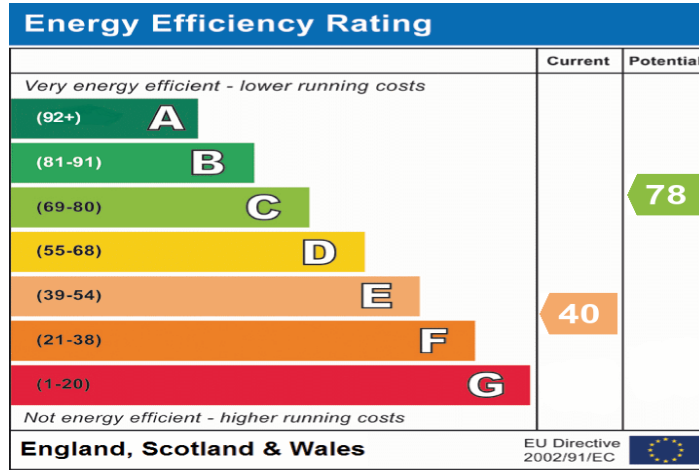


Additional Information

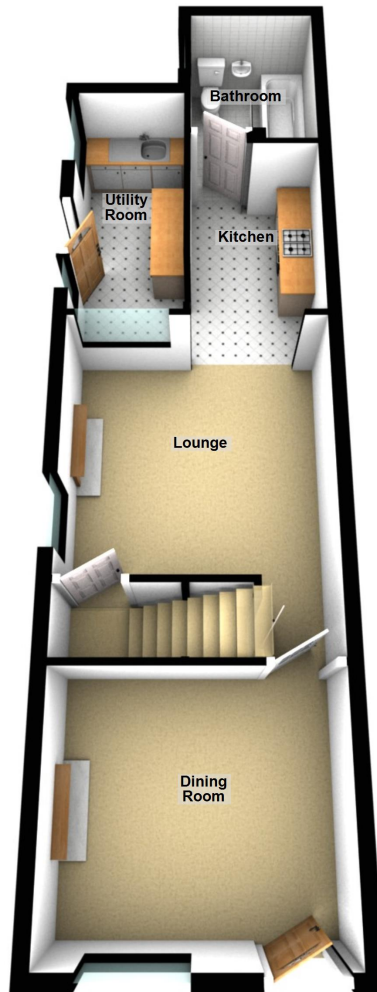
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

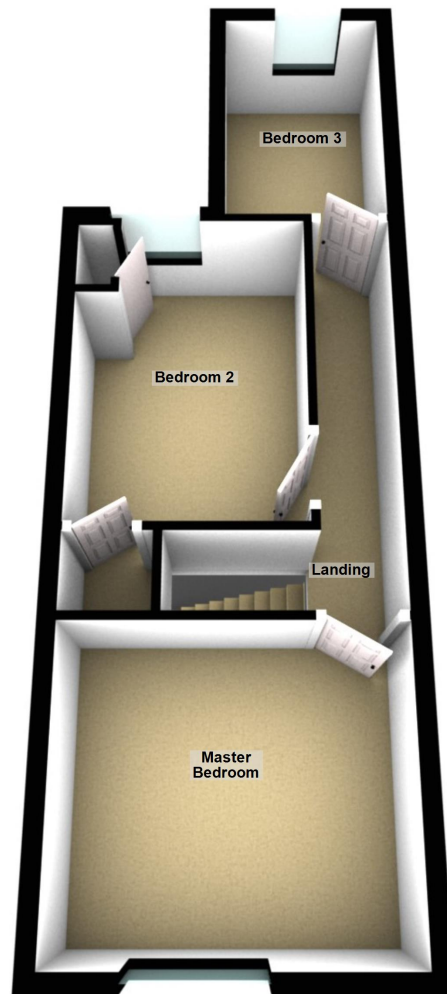
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

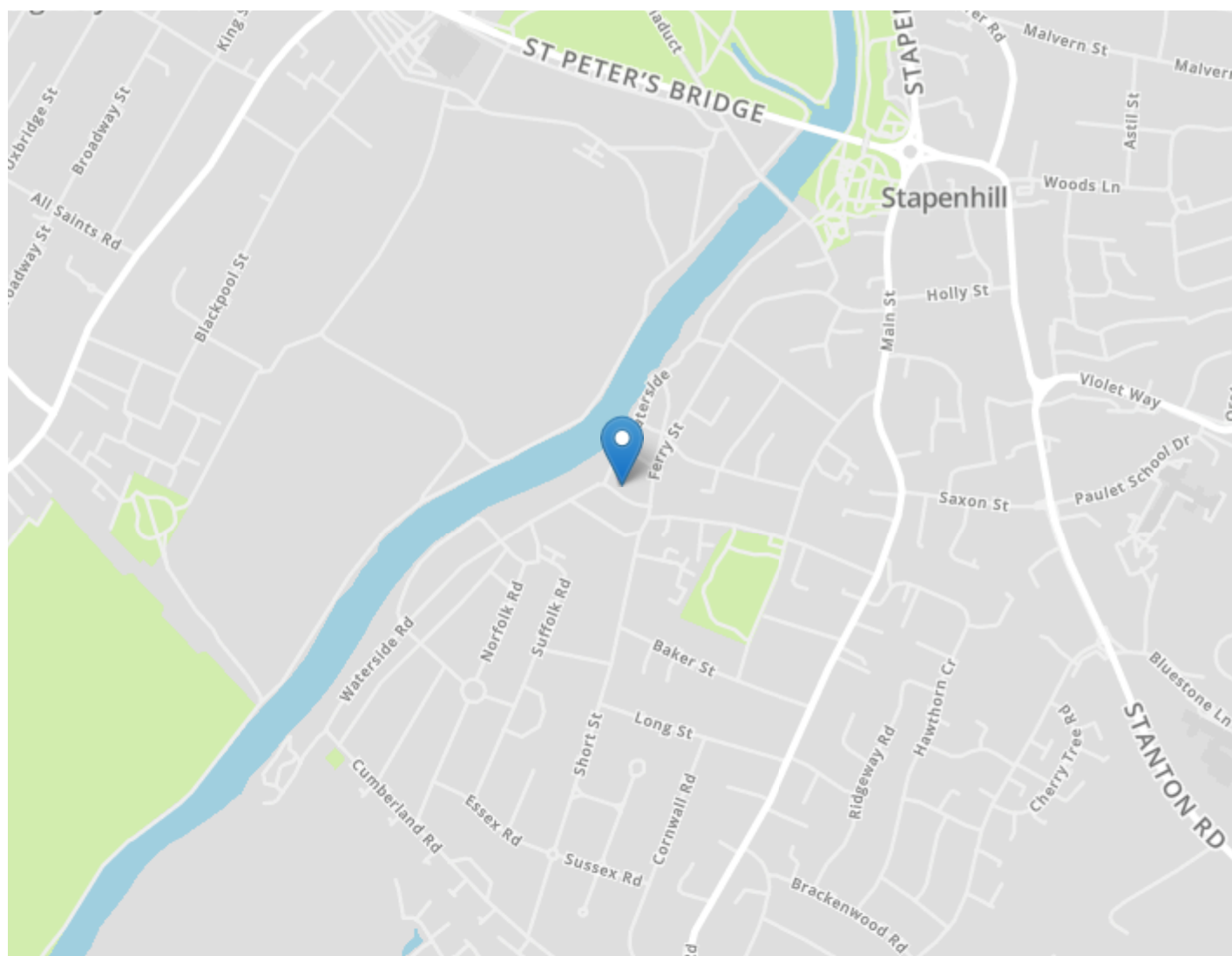


Ground Floor



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.