



Crew Partnership

Burton · Estate · Agents



**25 BRIDGESIDE
STRETTON
BURTON-ON-TRENT
DE13 0EH**

EXTENDED 4 BED FAMILY HOME IN A QUIET CUL-DE-SAC LOCATION! Entrance Hall, Lounge, 16ft REFITTED KITCHEN/DINING ROOM, REFITTED UTILITY ROOM and a CLOAKROOM. Landing, MASTER BEDROOM + REFITTED EN-SUITE, 3 further Bedrooms and a Family Bathroom. UPVC DG + GCH. Front and Rear Gardens. Driveway leading to GARAGE.

£254,800 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

UPVC opaque double glazed window to front aspect, radiator, laminate flooring, coving to ceiling, stairway to galleried first floor landing, uPVC double glazed opaque door to front, door to Lounge.



Lounge

14' 2" x 13' 3" (4.32m x 4.04m) Coal effect gas fire set in feature surround, radiator with concealed gas boiler serving heating system and domestic hot water, laminate flooring, dado rail, coving to ceiling, double door to Kitchen/Dining Room.



Kitchen/Dining Room

16' 6" x 9' 5" (5.03m x 2.87m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel unit with mixer tap with tiled splashbacks, integrated fridge/freezer and dishwasher, space for range, extractor hood, window to rear, ceramic tiled flooring, coving to ceiling, double glazed patio door to garden, doors to Utility Room and Pantry.



Utility Room

Fitted with a matching range of base and eye level units with worktop space over, extractor fan, plumbing for automatic washing machine, space for tumble dryer, radiator, ceramic tiled flooring, uPVC double glazed opaque door to garden, doors to Cloakroom and Garage.



Cloakroom

Fitted with a two piece suite comprising of a low-level WC and pedestal hand wash basin, tiled splashback, UPVC opaque double glazed window to rear aspect, ceramic tiled flooring.



First Floor

Landing

Coving to ceiling, loft hatch, doors to all Bedrooms and Family Bathroom.



Master Bedroom

16' 0" x 8' 6" (4.88m x 2.59m) UPVC double glazed window to front aspect, double radiator, loft hatch, door to En-Suite Bathroom.



En-Suite Bathroom

Fitted with three piece suite comprising corner bath with electric shower over and folding glass screen, wash hand basin in vanity unit with cupboard under and low-level WC, tiled surround, extractor fan, uPVC opaque double glazed window to rear aspect, ceramic tiled flooring.



Second Bedroom

12' 3" x 10' 0" (3.73m x 3.05m) UPVC double glazed window to front aspect, fitted bedroom suite with a range of wardrobes, two radiators, coving to ceiling.



Third Bedroom

10' 2" x 10' 0" (3.10m x 3.05m) UPVC double glazed window to rear aspect, radiator, coving to ceiling.



Fourth Bedroom

8' 3" x 6' 3" (2.51m x 1.91m) UPVC double glazed window to front aspect, radiator.



Family Bathroom

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



Outside

Front and Rear Gardens

Established front and rear gardens with a variety of shrubs, mainly laid to lawn, driveway to the front leading to garage. Sun patio seating area, outside cold water tap.

GARAGE. With power and light connected, Up and over door.



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.

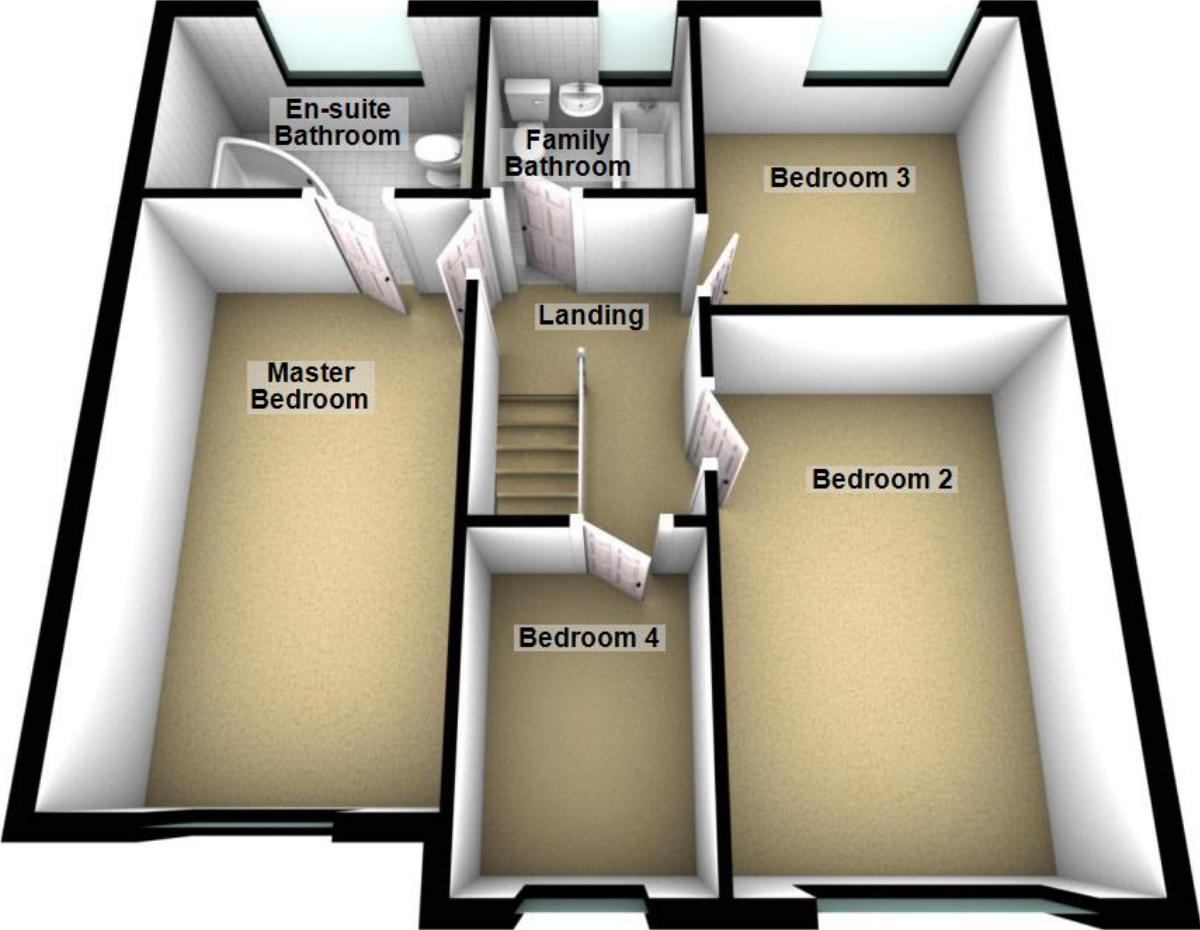
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

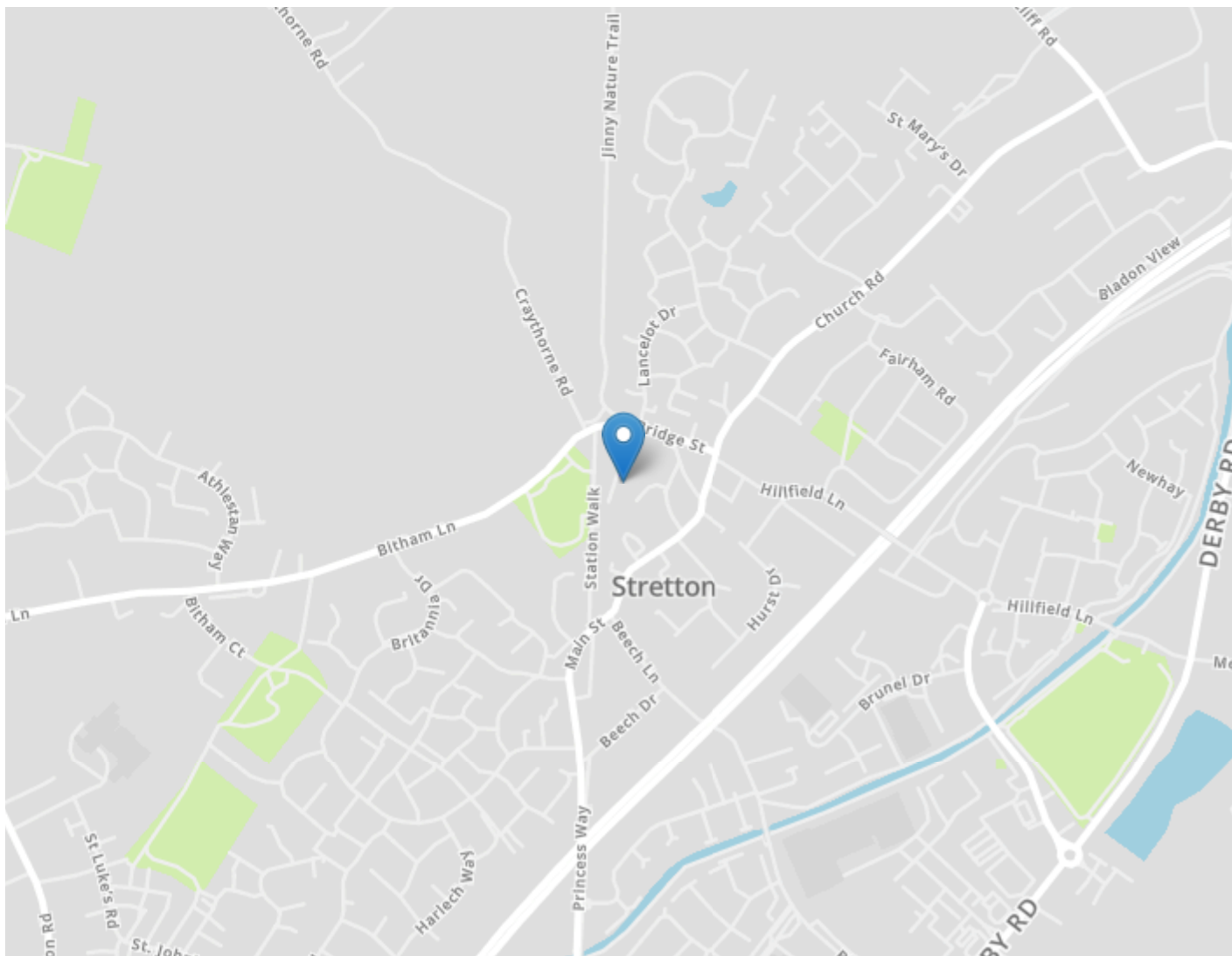
Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp.

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.