



Crew Partnership

Burton • Estate • Agents



**15 CALGARY CRESCENT
WINSHILL
BURTON-ON-TRENT
DE15 0PE**

3 BEDROOM FAMILY HOME WITH EXTENSIVE REAR GARDENS AND BACKING ONTO OPEN FIELDS! Entrance Hall, 22ft Lounge/Diner, Kitchen. Landing, 3 Bedrooms, Bathroom and WC. UPVC DG + GCH. Solar panels. Front garden with potential for off street parking. Rear Garden with utility space and brick built storage shed. Views over the countryside. NO UPWARD CHAIN!

£130,000 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 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

Radiator, stairs, uPVC double glazed door to front, doors to Lounge/Diner and Kitchen.

Lounge/Diner

22' 8" x 9' 4" (6.91m x 2.84m) UPVC double glazed window to front aspect, uPVC double glazed window to rear aspect, two radiators, laminate flooring, door to Kitchen.



Kitchen

7' 9" x 7' 8" (2.36m x 2.34m) Fitted with a matching range of base and eye level units, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to rear aspect, uPVC double glazed door to Garden, door to Storage cupboard.



First Floor

Landing

Doors to all Bedrooms, WC and Bathroom.

Master Bedroom

9' 9" x 9' 4" (2.97m x 2.84m) UPVC double glazed window to rear aspect, radiator, doors to two storage cupboards.



Second Bedroom

10' 2" x 7' 4" (3.10m x 2.24m) UPVC double glazed window to front aspect, radiator, open plan to storage cupboard.



Third Bedroom

9' 10" x 7' 4" (3.00m x 2.24m) UPVC double window to front aspect, radiator.



Bathroom

Fitted with two piece suite comprising bath and wash hand basin, tiled splashbacks, uPVC frosted double glazed window to rear aspect, radiator, vinyl flooring.



WC

UPVC double glazed window to side aspect, fitted with piece suite comprising and low-level WC, tiled splashback.

Outside

Front and Rear Gardens

Front garden with steps leading to the property and gated side access to a Utility space and outside brick built storage shed. Potential for off street parking.

Extensive rear garden mainly laid to lawn backing onto open fields.



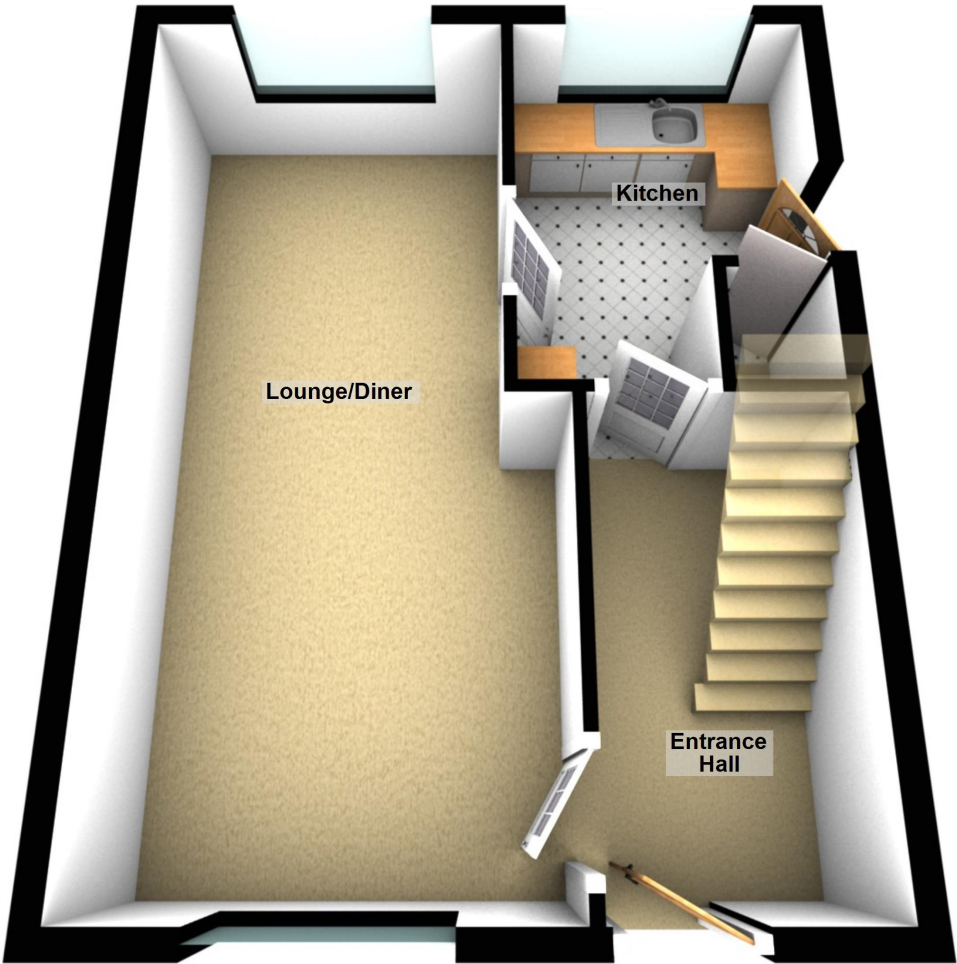
Additional Information

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

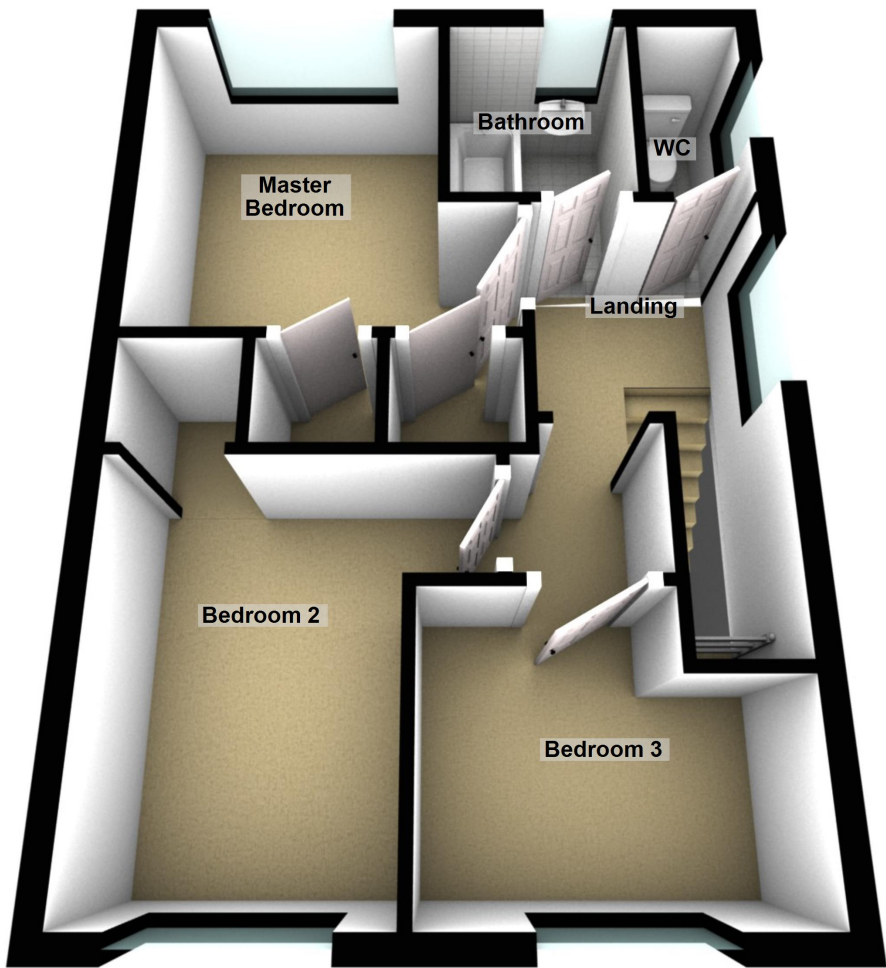
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

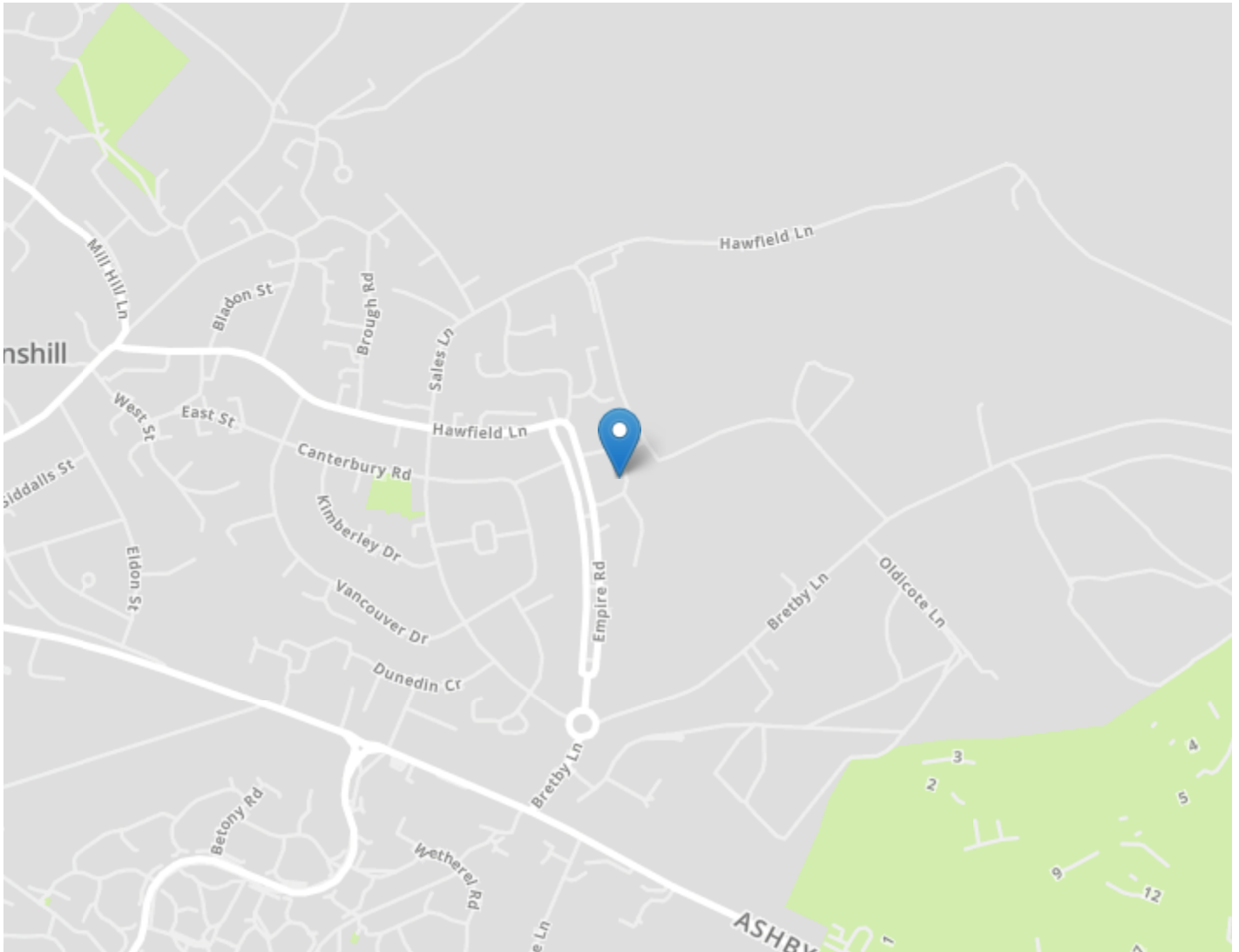
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

Ground Floor



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.