



Crew Partnership

Burton · Estate · Agents



**132A ASHBY ROAD
WINSHILL
BURTON-ON-TRENT
DE15 0LQ**

DETACHED BUNGALOW WITH 3 DOUBLE BEDROOMS, SUBSTANTIAL GARDENS AND STUNNING VIEWS! Porch, Entrance Hall, Kitchen/Dining Room and PANTRY, UTILITY ROOM, 18ft Lounge, CONSERVATORY, 3 Double Bedrooms and a Bathroom. Secondary glazed and further benefitting from External Insulation and GCH. Front and Rear Gardens. GARAGE to the front. NO UPWARD CHAIN

£279,000 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

Porch

UPVC double glazed window to front aspect, uPVC double glazed door to front, door to Entrance Hall

Entrance Hall

Two hardwood single glazed windows to front, hardwood door to front, radiator, doors to all Bedrooms, Bathroom, Lounge and Kitchen/Dining Room.



Lounge

18' 0" x 12' 0" (5.49m x 3.66m) Secondary glazed window to side aspect, two uPVC double glazed windows to rear aspect, dual fuel burning stove, double radiator, uPVC double glazed double door to Conservatory.



Conservatory

10' 1" x 9' 8" (3.07m x 2.95m) UPVC double windows to rear and both side aspects, UPVC doubled glazed double doors to rear garden.



Kitchen/Dining Room

14' 8" x 9' 11" (4.47m x 3.02m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, two secondary glazed windows to front aspect, storage cupboard, two radiators, tiled flooring, doors to Pantry and Utility Room.



Utility Room

10' 7" x 7' 1" (3.23m x 2.16m) UPVC double glazed window to rear aspect, tiled flooring, uPVC double glazed entrance door to front garden, uPVC double glazed double door to rear garden, door to storage cupboard/coal shed.



Master Bedroom

13' 3" x 12' 0" (4.04m x 3.66m) Secondary glazed windows to front and side aspect, wall panelling, fireplace, radiator.



Second Bedroom

9' 11" x 8' 9" (3.02m x 2.67m) Secondary glazed window to front aspect, radiator.



Third Bedroom/Sitting Room

12' 0" x 9' 3" (3.66m x 2.82m) Secondary glazed window to rear aspect, fireplace, wall panelling, radiator.



Bathroom

Fitted with three piece suite comprising bath, pedestal wash hand basin and low-level WC, tiled splashbacks, secondary glazed window to front aspect, wall panelling, radiator.



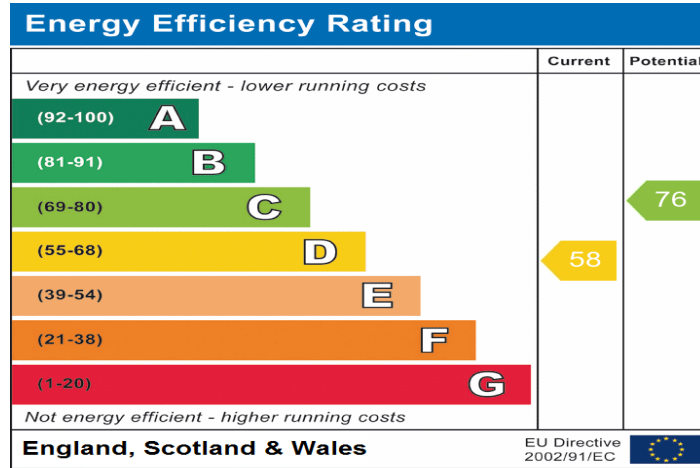
Outside

Front and Rear Gardens

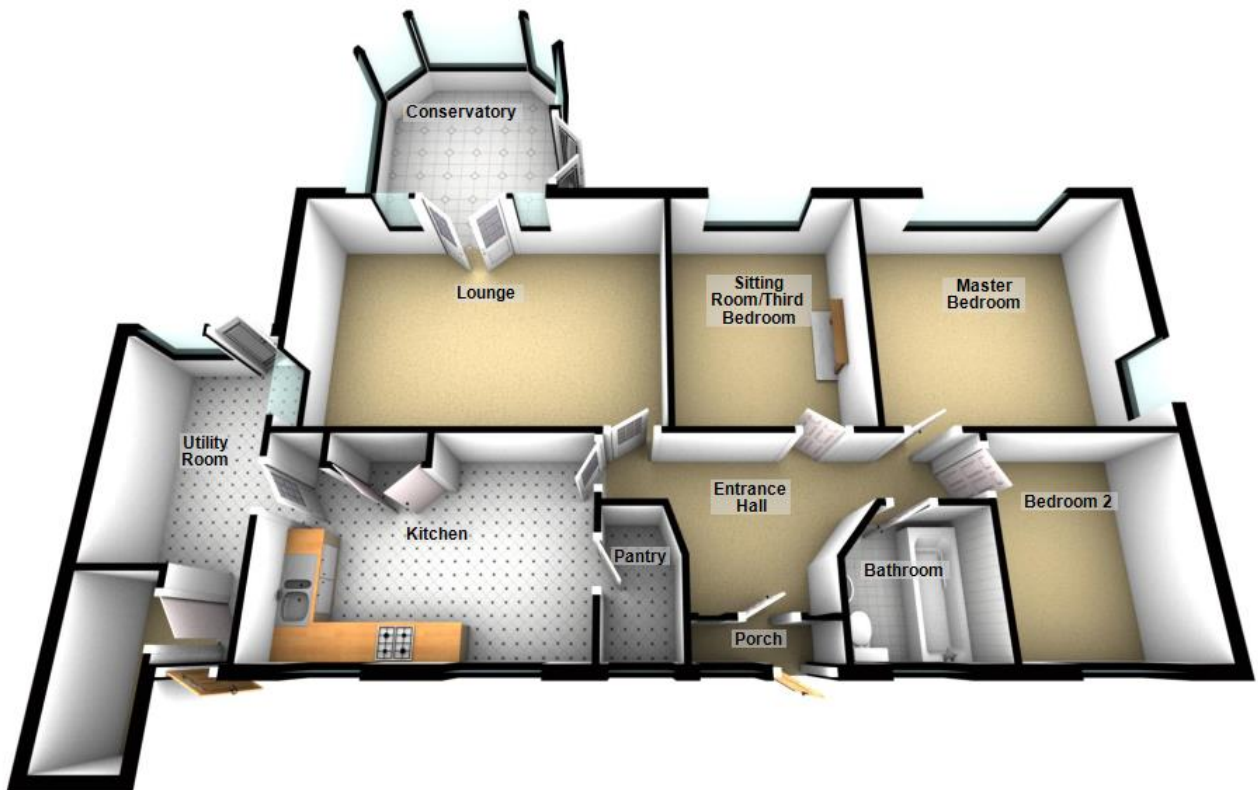
Front garden mainly laid to lawn with a variety of trees, bushes and shrubs. A garden path leads down to the road and the Garage. Gated side access to the rear garden.

Substantial rear garden mainly laid to lawn with a variety of trees, bushes and shrubs with a paved seating area.

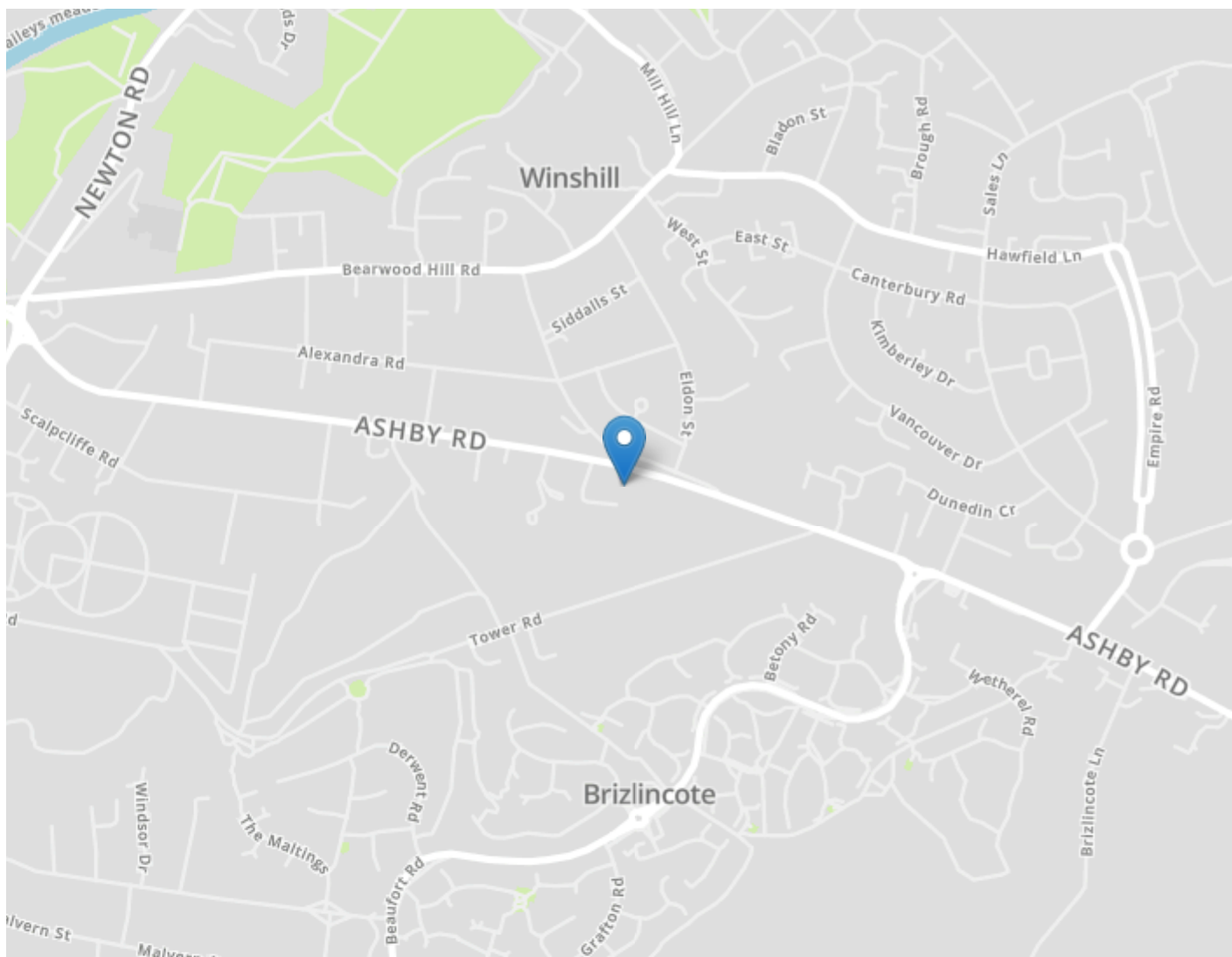




Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp



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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.