



Crew Partnership

Burton • Estate • Agents



**13 QUEENSLAND CRESCENT
BURTON-ON-TRENT
STAFFORDSHIRE
DE15 0NT**

EXTENDED AND REFURBISHED 3 BED FAMILY HOME WITH NO UPWARD CHAIN! Garden Room, REFITTED L-SHAPED 19FT KITCHEN/DINING ROOM, Lounge and an Inner Hallway. Landing, 3 Bedrooms, REFITTED SHOWER ROOM and a REFITTED TOILET. UPVC DG + GCH. Front and Rear Gardens. Quiet cul-de-sac location. VIEWING A MUST

£190,000 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

Garden Room



11' 7" x 8' 0" (3.53m x 2.44m) UPVC double glazed window to side aspect, uPVC opaque double glazed window to front aspect, uPVC double glazed window to front aspect, opaque window to rear aspect, laminate flooring, uPVC double glazed opaque door to front, doors to Kitchen/Dining Room and Inner Hallway.

Kitchen/Dining Room



20' 0" x 10' 2" (6.10m x 3.10m) Refitted with a matching range of base and eye level cupboards with worktops, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine and dishwasher, space for fridge and freezer, fitted electric fan assisted oven, built-in four ring induction hob with extractor hood over, uPVC double glazed window to rear aspect with wall mounted gas boiler serving heating system and domestic hot water, radiator, laminate flooring, stairway to first floor landing, uPVC double glazed door to garden, doors to Lounge/Dining Room and a storage cupboard.

Lounge/Dining Room



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.10m x 3.10m) UPVC double glazed window to front aspect, uPVC double glazed window to rear aspect, coal effect gas fire set in stone built surround, radiator, laminate flooring, door to Inner Hallway.

Inner Hallway



Radiator, door to Garden Room, stairs leading to first floor landing.

First Floor

Landing

Loft hatch, doors to all Bedrooms, Shower Room, Toilet and a storage cupboard.

Master Bedroom



12' 7" x 9' 0" (3.84m x 2.74m) UPVC double glazed window to front aspect, fitted wardrobe(s) with full-length mirrored sliding doors, radiator, sliding door to a storage cupboard.

Second Bedroom



12' 7" x 9' 0" (3.84m x 2.74m) UPVC double glazed window to rear aspect, radiator.

Third Bedroom



11' 0" x 6' 5" (3.35m x 1.96m) UPVC double glazed window to front aspect, radiator, door to a storage cupboard

Shower Room



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with two piece suite comprising of a walk-in double shower enclosure with fitted electric shower and glass screen, wash hand basin in vanity unit with cupboard under tiled surround, uPVC opaque double glazed window to rear aspect, radiator.

Toilet



UPVC opaque double glazed window to rear aspect, low-level WC, tiled surround.

Outside

Front and Rear Gardens



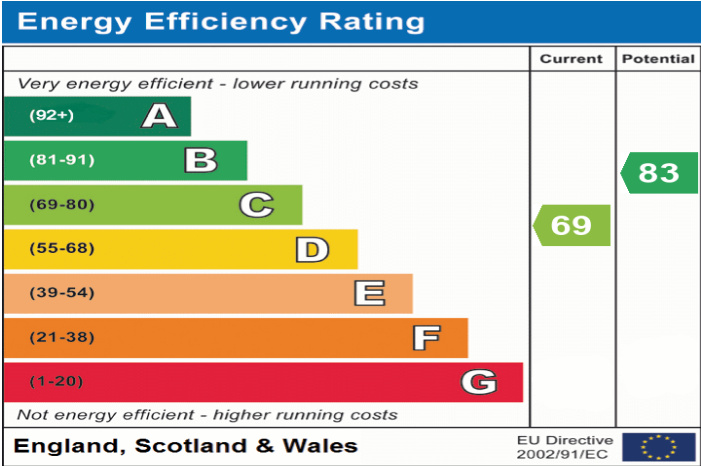
Established front and rear gardens with a variety of shrubs and trees, mainly laid to lawn.

Additional Information

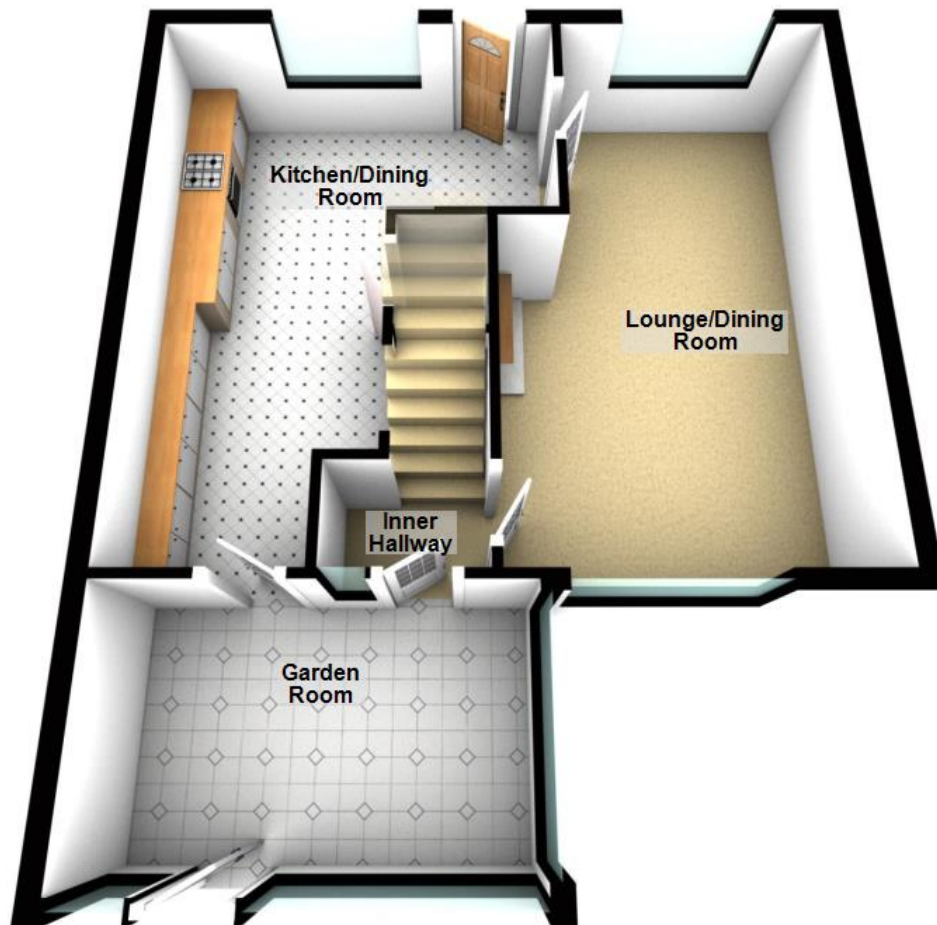
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

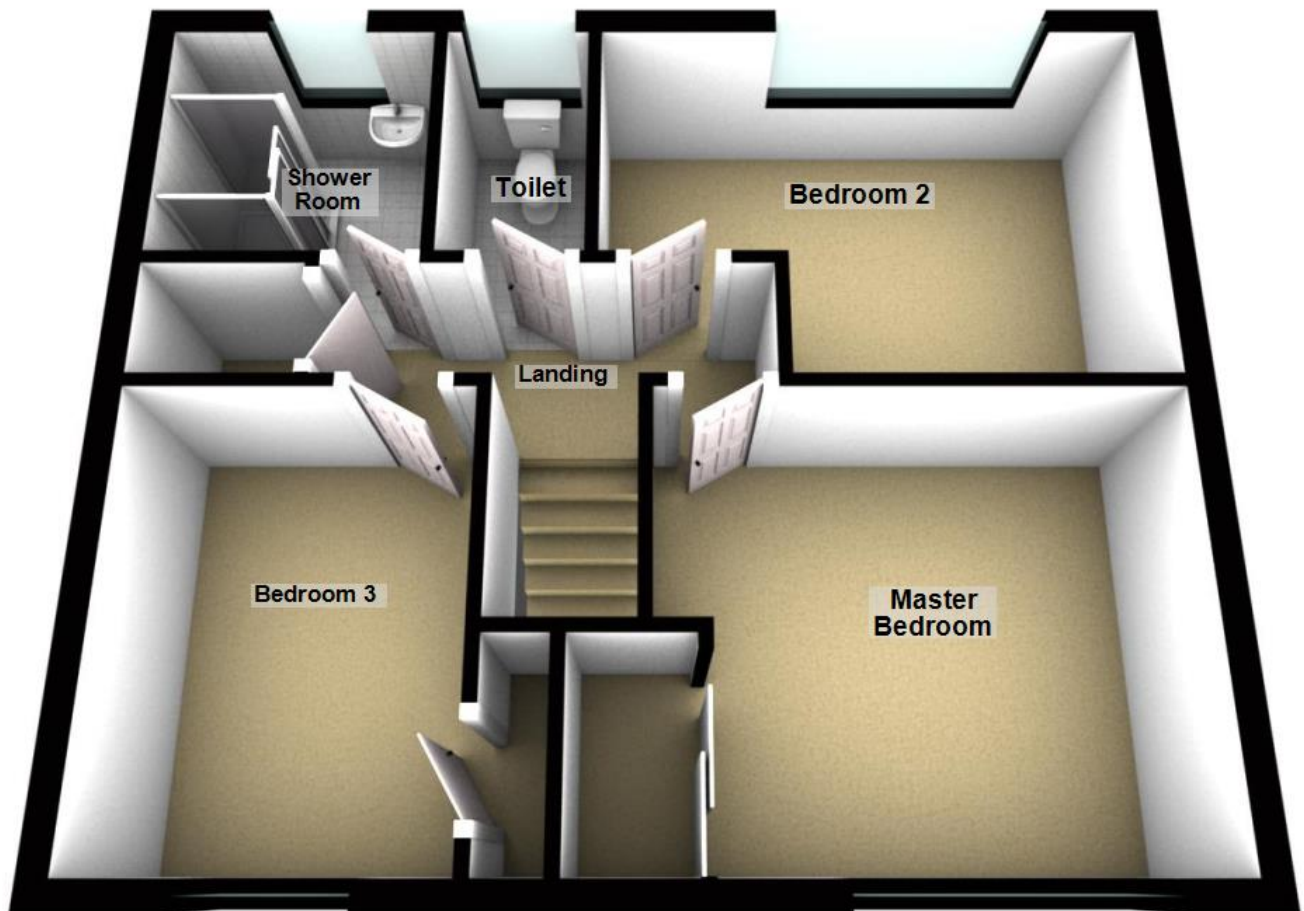


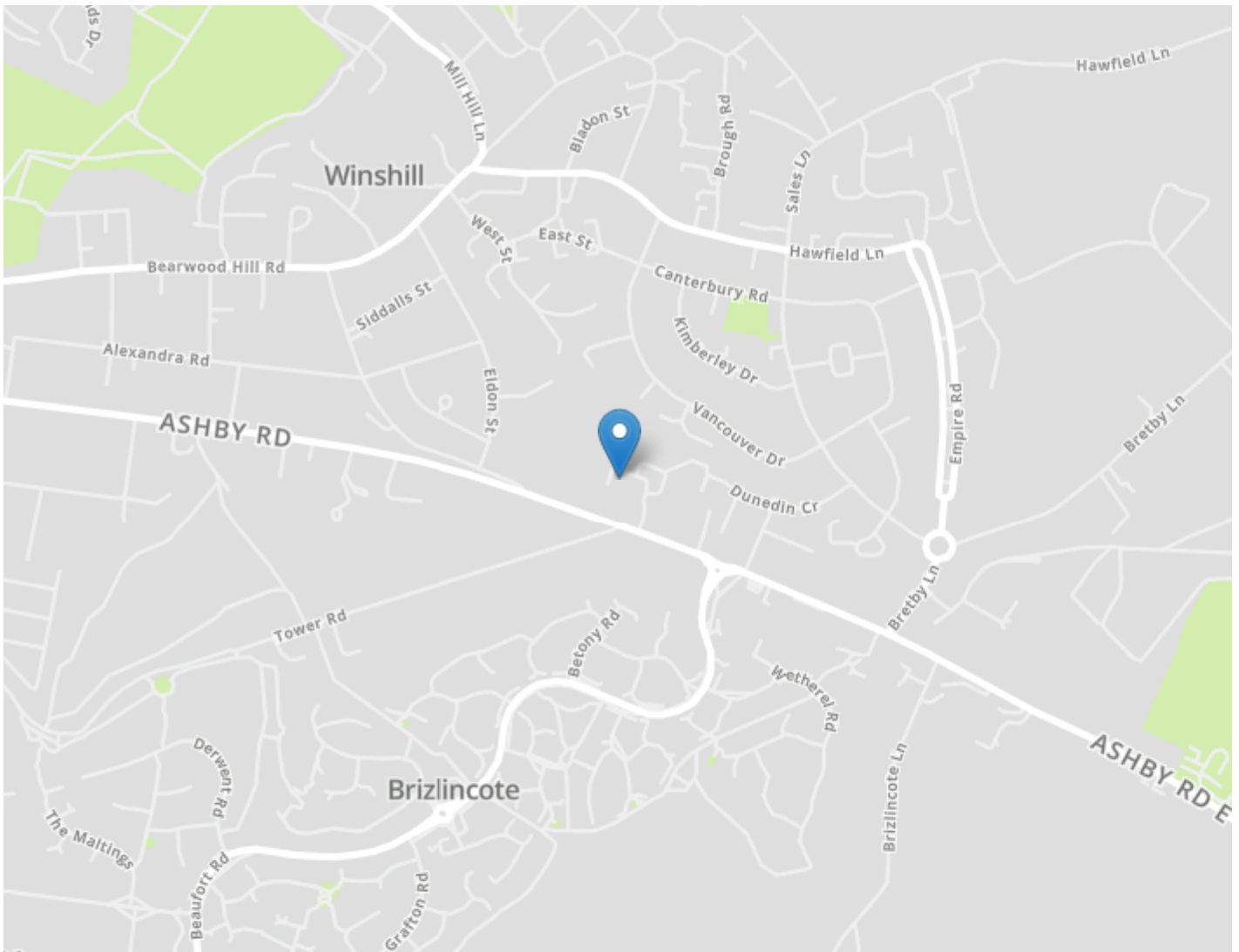
Ground Floor



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.