



Crew Partnership

Burton · Estate · Agents



**34 HARWOOD AVENUE
BRANSTON
BURTON-ON-TRENT
DE14 3JD**

EXTENDED FAMILY HOME WITH A KITCHEN/BREAKFAST ROOM AND A CLOAKROOM! RE-CARPETED & RE-DECORATED THROUGHOUT! Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Lobby and Cloakroom. Landing, 3 Bedrooms and a REFITTED SHOWER ROOM. UPVC DG + Warm air gas central heating system. Front and Rear Gardens. Driveway leading to Garage. Popular village location. NO UPWARD CHAIN

£255,000 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 frosted double glazed window to front aspect, laminate effect vinyl flooring, uPVC double glazed frosted door to front, door to Lounge.



Lounge

15' 0" x 14' 4" (4.57m x 4.37m) UPVC double glazed window to front aspect, live fuel effect gas fireplace, stairs leading to first floor landing, open plan to Dining Room.



Dining Room

13' 0" x 9' 0" (3.96m x 2.74m) UPVC double glazed patio door to garden, doors to Kitchen/Breakfast Room and a storage cupboard housing the warm air central heating system.



Kitchen/Breakfast Room

11' 3" x 15' 0" Reducing to 10'9" (3.43m x 4.57m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, fitted eye level electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, fitted electric eye level grill, Two uPVC double glazed windows to rear aspect, tiled flooring, door to Lobby.



Lobby

Tiled flooring, doors to Cloakroom and Garage.

Cloakroom

PVC frosted double glazed window to rear aspect, fitted with a one piece suite, comprising of a low-level WC, tiled flooring.



Garage

Lighting and power. UPVC double glazed double doors to the front.

First Floor

Landing

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



Master Bedroom

13' 4" x 8' 9" (4.06m x 2.67m) UPVC double glazed window to front aspect, fitted double wardrobe.



Second Bedroom

10' 0" x 8' 9" (3.05m x 2.67m) UPVC double glazed window to rear aspect, door to storage cupboard.



Third Bedroom

9' 3" Max x 6' 0" (2.82m x 1.83m) UPVC double glazed window to front aspect, door to a storage cupboard



Shower Room

Refitted with three piece suite with comprising of a double shower enclosure with electric shower, vanity wash hand basin with mixer tap and low-level WC tiled surround, uPVC frosted double glazed window to rear aspect, laminate effect vinyl flooring.



Outside

Front and Rear Gardens

The low maintenance front garden is mainly laid to stone with a block paved driveway leading to the garage and path leading to the property.

The rear garden is mainly laid to lawn, with a paved seating area, a block paved footpath leading to a further patio area and is bordered by a variety of plants, trees and bushes.

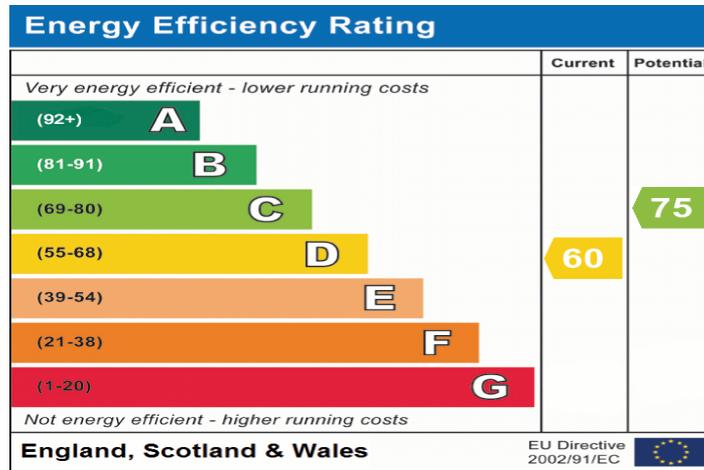


Additional Information

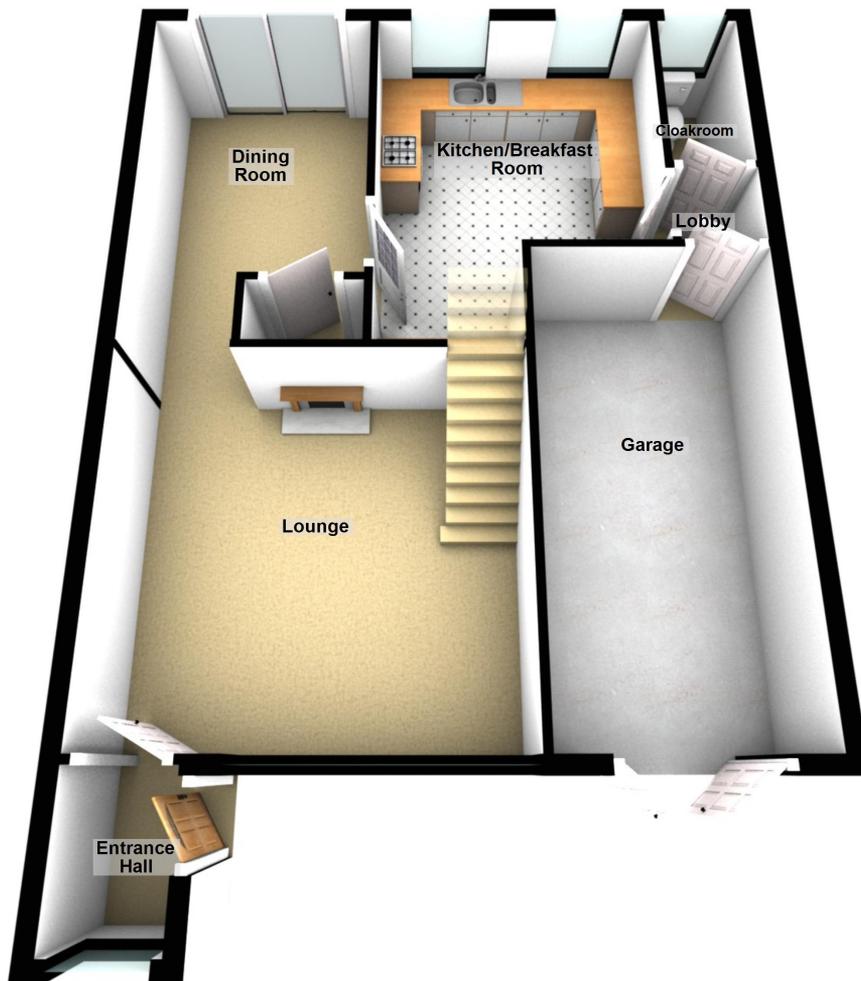
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

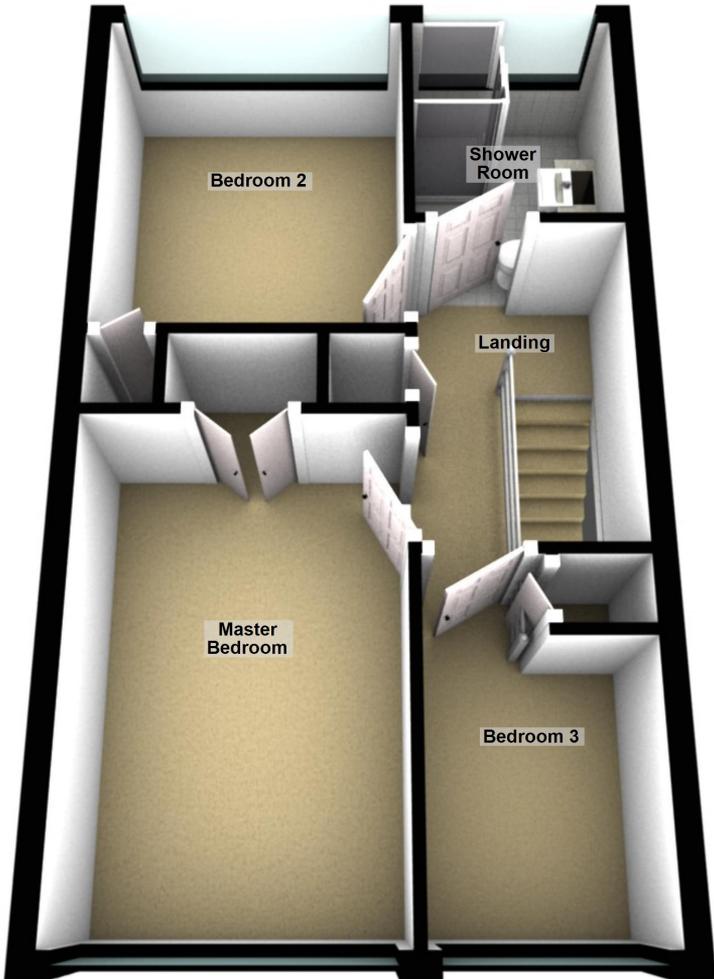
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

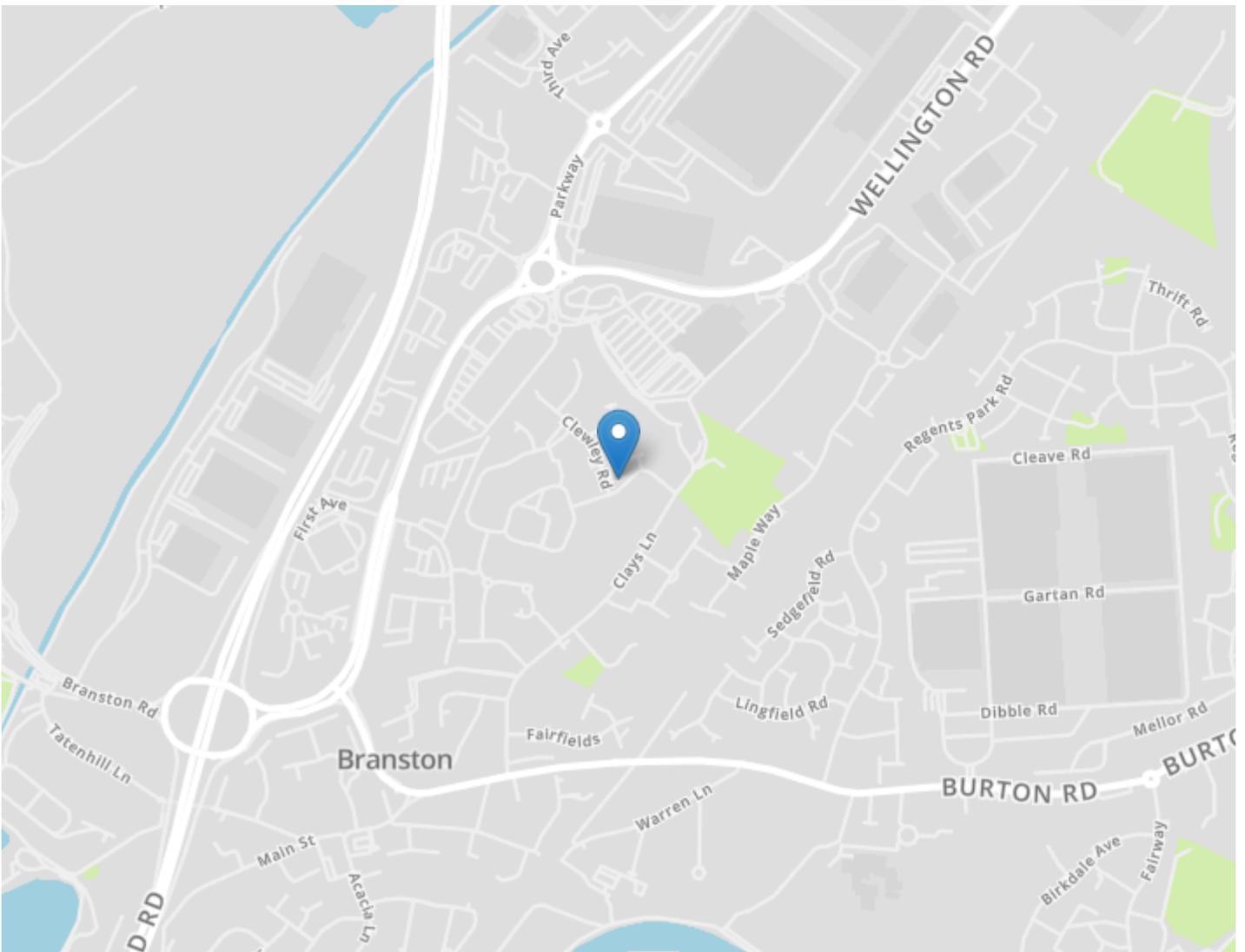


Ground Floor



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.