



# Crew Partnership

Burton • Estate • Agents



**36 SUTTON CRESCENT  
BARTON UNDER NEEDWOOD  
BURTON-ON-TRENT  
DE13 8FE**

A MODERN 2 BED SEMI DETACHED HOME IN A VERY POPULAR VILLAGE LOCATION! Entrance Hall, CLOAKROOM, Fitted Kitchen and Lounge/Dining Room. Landing, 2 Bedrooms and Bathroom. UPVC DG + GCH. Front and Rear Gardens. Driveway to front. VIEWING RECOMMENDED!

**£220,000 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 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, laminate flooring, double glazed opaque door to front, open plan to Fitted Kitchen, doors to Cloakroom and Lounge/Dining Room.



#### Fitted Kitchen

8' 11" x 8' 0" (2.72m x 2.44m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, integrated fridge/freezer, plumbing for automatic washing machine, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front aspect with wall mounted concealed gas combination boiler serving heating system and domestic hot water.





### Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin, low-level WC and extractor fan, tiled splashback, radiator.



### Lounge/Dining Room

13' 6" x 11' 5" (4.11m x 3.48m) Triple panel radiator, stairway galleried first floor landing, uPVC double glazed french double doors to garden.



### First Floor

#### Landing

Loft hatch, doors to both Bedrooms and Bathroom.

### Master Bedroom

13' 6" x 11' 6" Max (4.11m x 3.51m) UPVC double glazed window to rear aspect, radiator, door to storage cupboard.



### Second Bedroom

10' 2" x 8' 0" (3.10m x 2.44m) UPVC double glazed window to front aspect, radiator, door to storage cupboard.



### Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over and folding screen, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, extractor fan, shaver point, uPVC double glazed window to front aspect.





## Outside

### Front and Rear Gardens

Established garden, mainly laid to lawn, driveway to the front. Sun patio seating area, outside cold water tap.



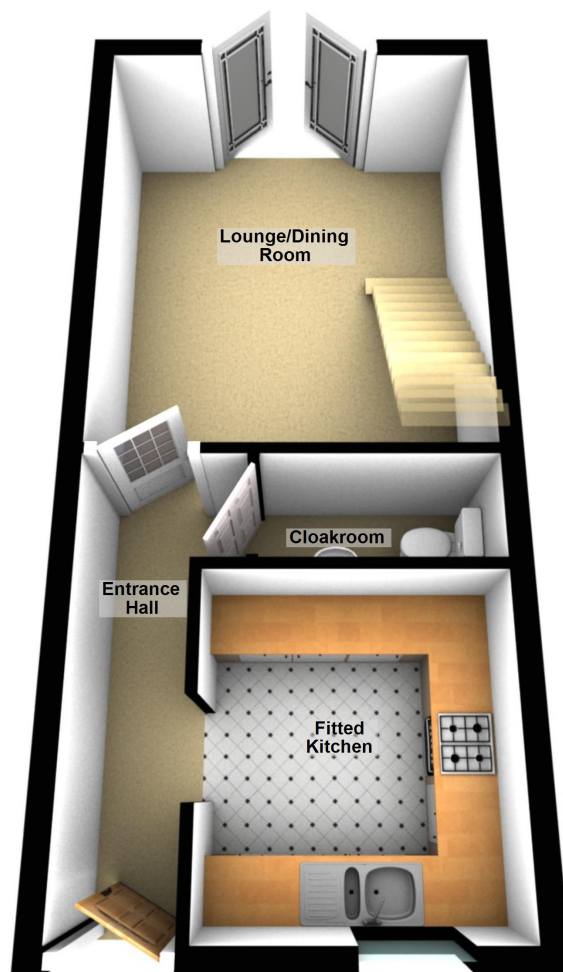
### Additional Information

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.

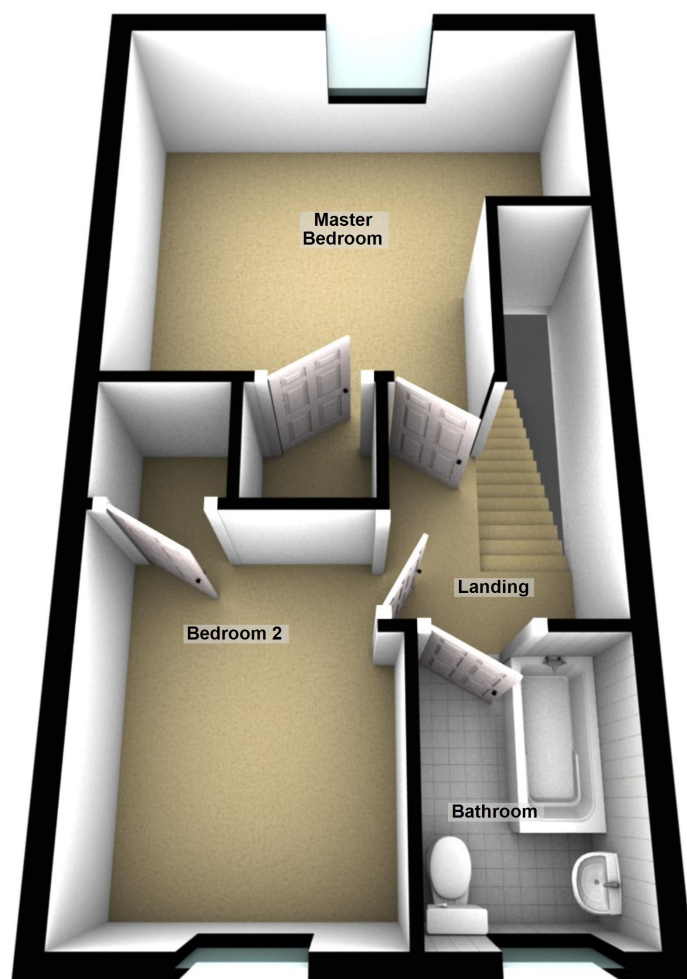
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

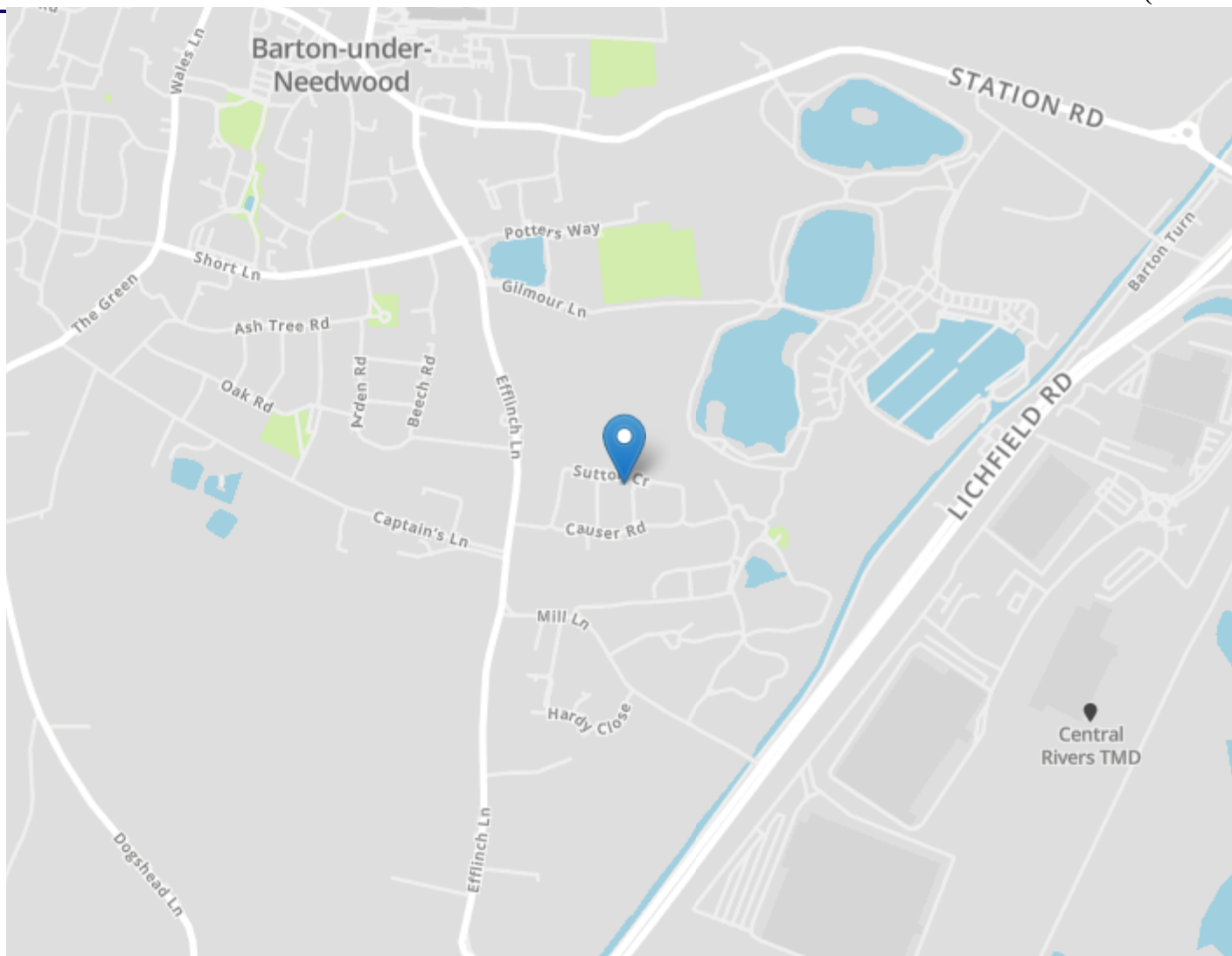
Ground Floor





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.