



Crew Partnership

Burton • Estate • Agents



**57 STANTON ROAD
STAPENHILL
BURTON-ON-TRENT
DE15 9RP**

BEAUTIFULLY REFURBISHED FAMILY HOME WITH 4 BEDROOMS, DRIVEWAY TO THE FRONT AND NO UPWARD CHAIN! Entrance Hall, Inner Hallway, Bay Fronted Lounge, Dining Room, BRAND NEW WRENS KITCHEN/BREAKFAST ROOM, Utility Room, BRAND NEW BATHROOM. GALLERIED LANDING, 4 Bedrooms and a BRAND NEW UPSTAIRS CLOAKROOM. Brand New UPVC DG + GCH (New Boiler). Driveway to the front with parking for two cars and a Private Rear Garden. VIEWING A MUST!

OFFERS IN EXCESS OF £250,000 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.

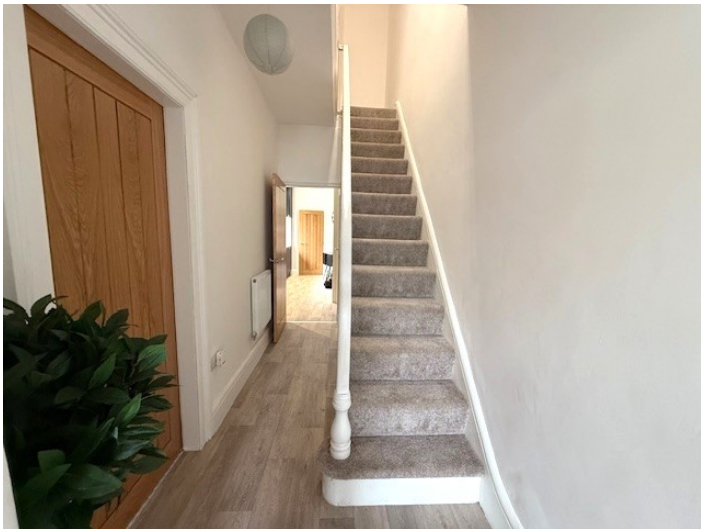
Ground Floor

Entrance Hall

Double doors leading to Inner Hallway.

Inner Hallway

Radiator, wood effect flooring, stairs leading to first floor landing, doors to Lounge, Dining Room and Kitchen/Breakfast Room.



Lounge

12' 8" x 11' 8" (3.86m x 3.56m) UPVC double glazed box window to front aspect, double radiator.



Dining Room

Radiator, uPVC glazed double doors to Rear Garden.



Kitchen/Breakfast Room

14' 7" x 9' 5" (4.45m x 2.87m) Refitted with a brand new Wren kitchen consisting of a range of base and eye level units with worktop space over, matt black quartz sink with mixer tap, built-in fridge/freezer and dishwasher, fitted eye level electric fan assisted oven, five ring induction hob with extractor hood over, a further built-in dual oven/microwave, uPVC double glazed window to side aspect, double radiator, wood effect flooring, doors to Utility Room and an under-stairs storage cupboard.



Utility Room

Full height storage cupboard with plumbing for a washing machine and tumble-dryer, wood effect flooring, uPVC double glazed door to garden.

Bathroom

Refitted with four piece suite comprising of a free standing oval shape bath, vanity wash hand basin with a marble top, double shower enclosure with fitted electric shower and low-level WC, tiled splashbacks, UPVC double glazed window to side aspect, double radiator, vinyl flooring.





First Floor

Galleried Landing

Radiator, loft hatch with ladders leading to loft space (prime for conversion into a further two bedrooms and bathroom) doors to all Bedrooms and Cloakroom.



Master Bedroom

12' 9" x 10' 0" (3.89m x 3.05m) UPVC double glazed window to front aspect, radiator.



Second Bedroom

11' 6" x 10' 2" (3.51m x 3.10m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

10' 6" x 9' 1" (3.20m x 2.77m) UPVC double glazed window to side aspect, radiator.



Fourth Bedroom

9' 4" x 5' 8" (2.84m x 1.73m) UPVC double glazed window to front aspect, radiator.



Cloakroom

Refitted with a two piece suite comprising, vanity wash hand basin and low-level WC, radiator, vinyl flooring, UPVC double glazed frosted window to side aspect.



Outside

Front and Rear Gardens

Newly tarmacked front driveway providing off street parking for two cars (Permit to drop the pavement granted but due to disruption and delays caused by road works and street works being undertaken on the highway, Staffordshire County Council has resulted in the works being delayed-will be completed by completion)

A stepped footpath leads to the front door and gated side access.

The rear garden is tiered, bordered by a hedgerow and further benefits from a block paved seating area, an outside tap and outside storage.



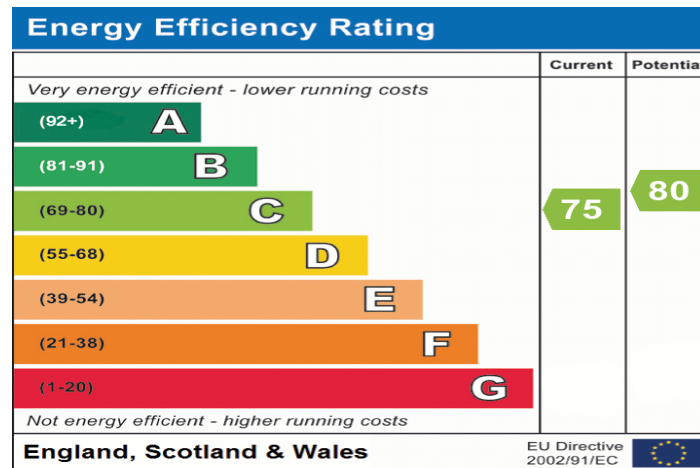
Additional Information

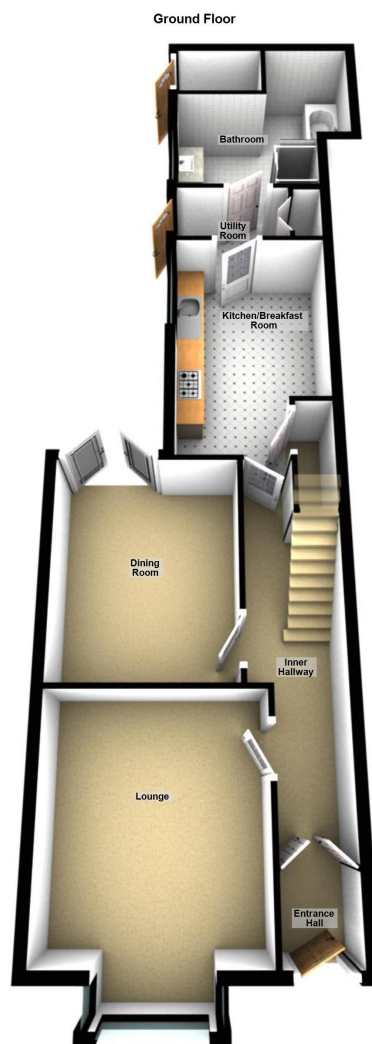
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

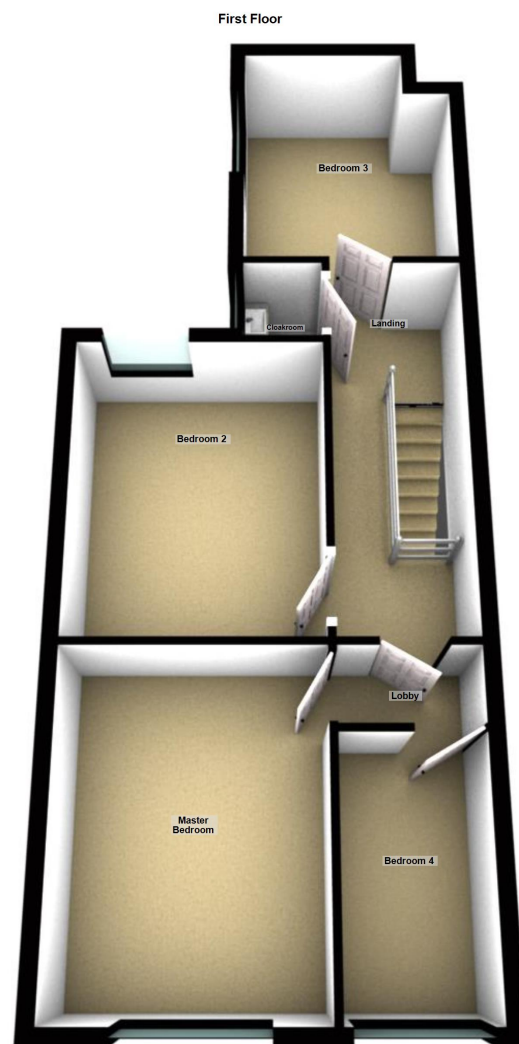
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but

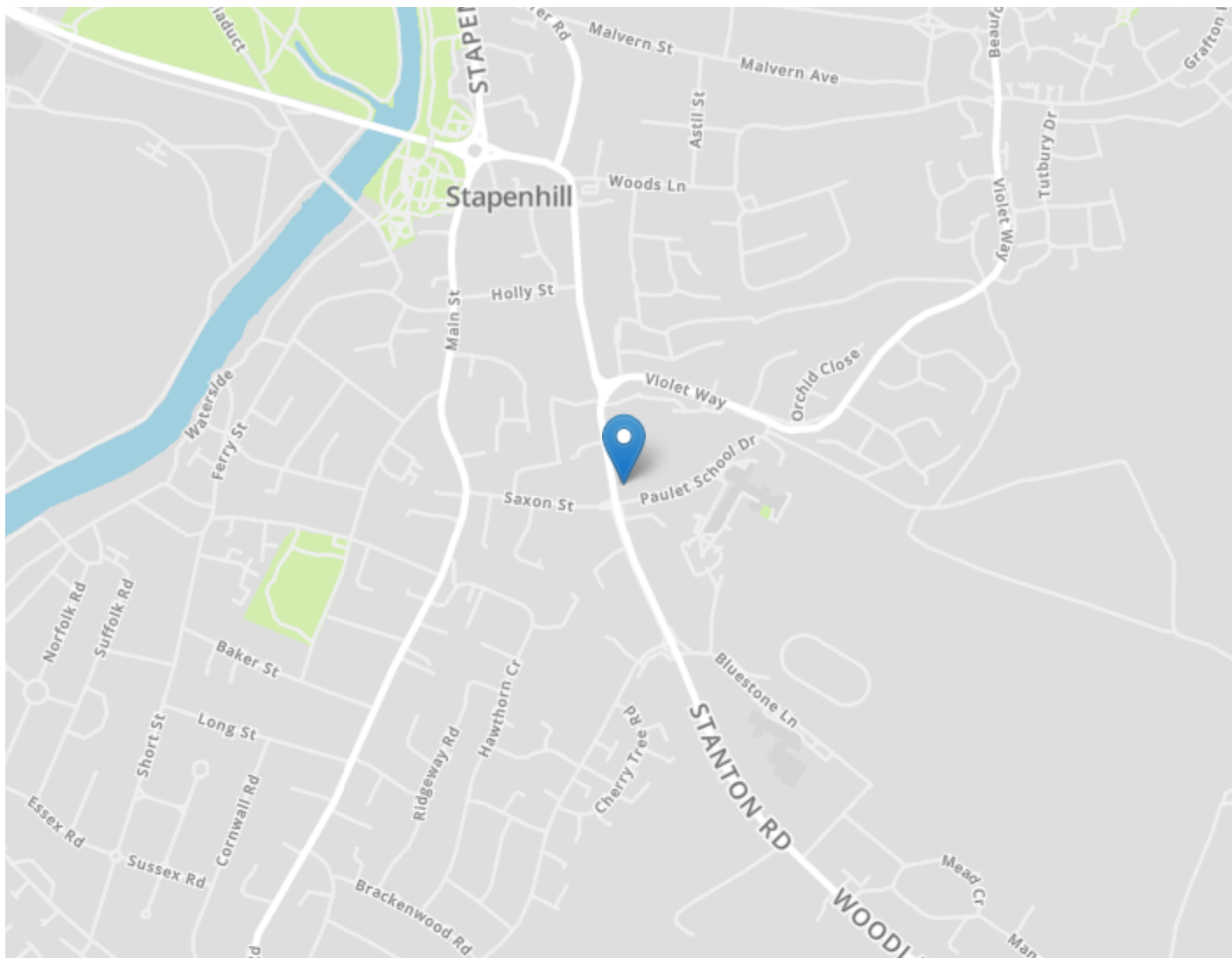
purchasers are advised to satisfy themselves as to their suitability.

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









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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.