



Crew Partnership

Burton · Estate · Agents



**79 LANSDOWNE ROAD
SWADLINCOTE
DE11 9EA**

**3 BEDROOMS + NO UPWARD CHAIN! Lounge, Inner Hallway, Pantry,
KITCHEN/BREAKFAST ROOM, Rear Lobby, Bathroom. Landing, 3 Bedrooms.
UPVC DG + GCH. Front and Rear Gardens. CLOSE TO TOWN LOCATION**

£145,000 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

Lounge

12' 0" x 10' 2" (3.66m x 3.10m) UPVC double glazed window to front aspect, double radiator, coving to ceiling, uPVC double glazed opaque door to front, door to Inner Hallway.



Inner Hallway

Split level stairway to galleried first floor landing, uPVC double glazed opaque door to side, open plan to Pantry, door to Kitchen/Breakfast Room.



Kitchen/Breakfast Room

12' 0" x 10' 4" (3.66m x 3.15m) Refitted with a matching range of base and eye level cupboards with round edged worktops, matching breakfast bar, 1+1/2 bowl sink unit with mixer tap, plumbing for automatic washing machine, space for fridge, freezer and dishwasher, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear aspect, radiator, door to Rear Lobby.



Rear Lobby

UPVC double glazed opaque door to garden, door to Bathroom.

Bathroom

Refitted with three piece suite comprising panelled bath with power shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, uPVC opaque double glazed window to side aspect, double radiator with concealed gas combination boiler serving heating system and domestic hot water.



First Floor

Landing

Doors to all Bedrooms.



Master Bedroom

12' 5" x 10' 4" (3.78m x 3.15m) UPVC double glazed window to rear aspect, double radiator.



Second Bedroom

10' 2" x 9' 9" (3.10m x 2.97m) UPVC double glazed window to front aspect, radiator.



Third Bedroom

10' 2" x 5' 8" (3.10m x 1.73m) UPVC double glazed window to front aspect, radiator, loft hatch.



Outside

Front and Rear Gardens

Established front and rear gardens with a variety of shrubs, ornamental brick wall frontage. Sun patio seating area, outside cold water tap.




Additional Information

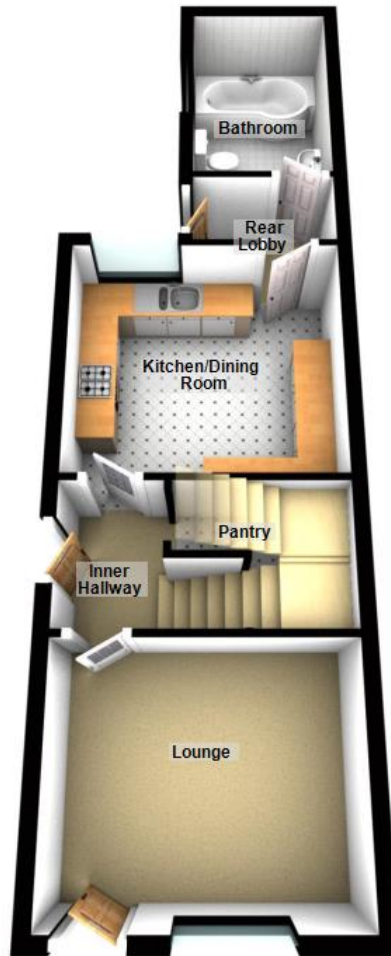
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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: South Derbyshire Borough Council / Tax Band TBC

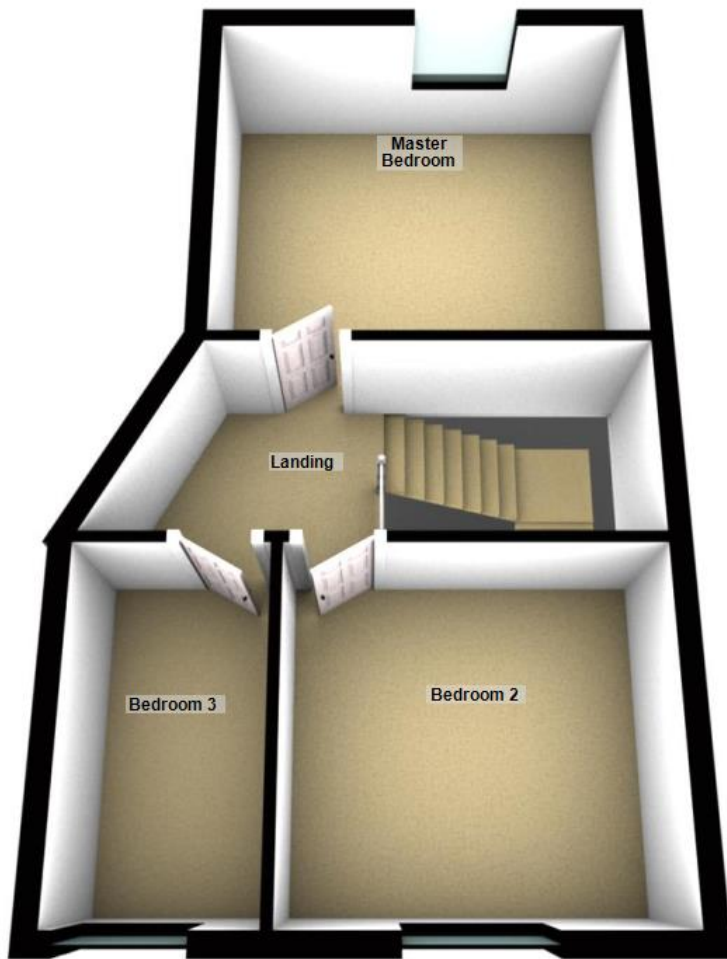
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

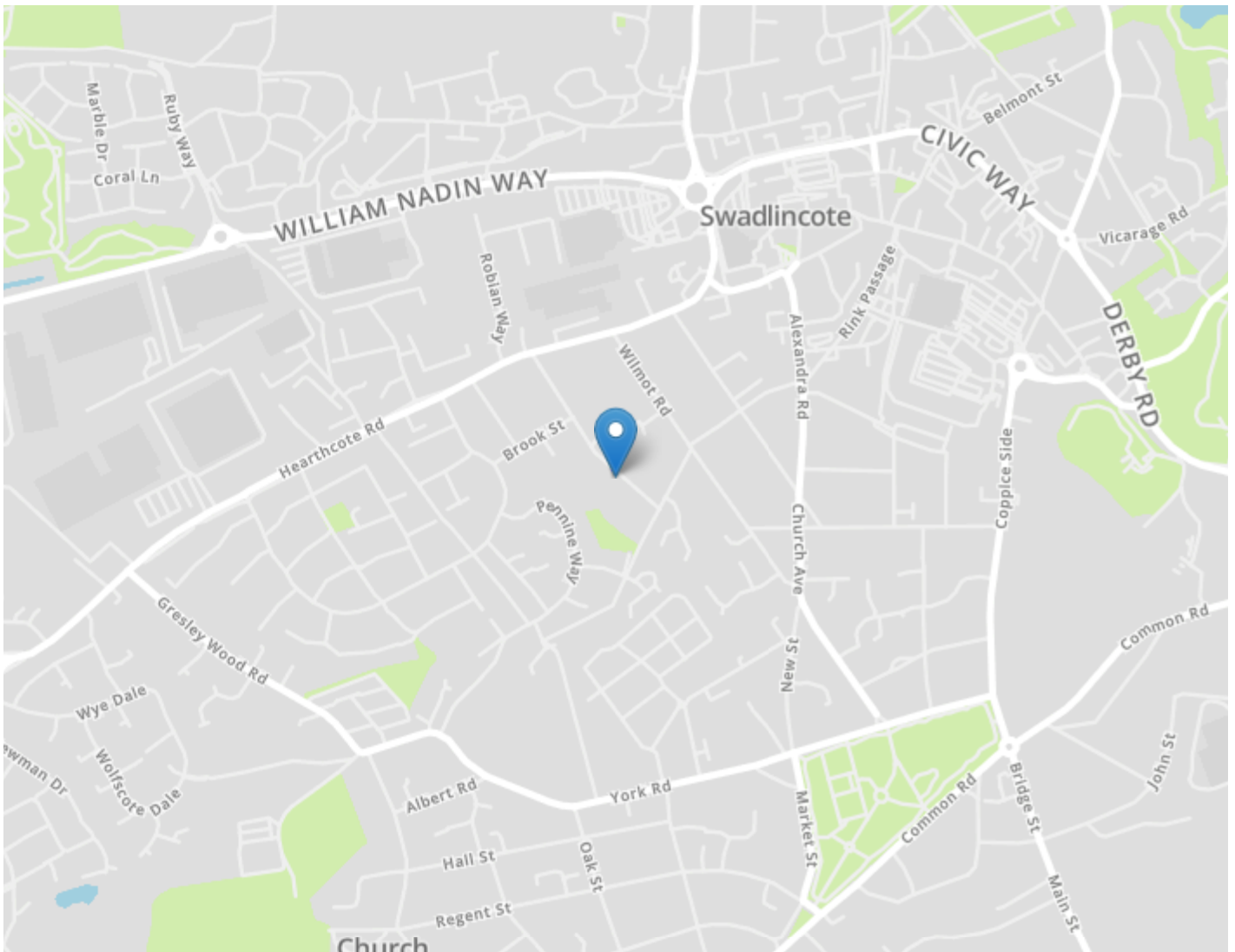
Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp.

First Floor





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.

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.