



Crew Partnership

Burton · Estate · Agents



**47 HILL STREET
STAPENHILL
BURTON-ON-TRENT
DE15 9LA**

SPACIOUS 3/4 BED SEMI DETACHED HOME! Porch, Inner Hallway, CLOAKROOM, Lounge, Dining Room, FITTED KITCHEN and UTILITY ROOM. Landing, MASTER BEDROOM + EN-SUITE + Dressing Room/4th Bedroom, 2 Further Double Bedrooms and a Family Bathroom. UPVC DG + GCH. Enclosed Rear Garden. VIEWING RECOMMENDED

£190,000

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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

Porch

Ceramic tiled flooring, uPVC double glazed opaque door to garden, door to Inner Hallway.

Inner Hallway

Radiator, laminate flooring, coving to ceiling, door to Lounge, Cloakroom and Dining Room.



Lounge

15' 0" x 14' 6" (4.57m x 4.42m) Double radiator, laminate flooring, coving to ceiling, uPVC double glazed patio door to garden.



Cloakroom

Fitted with two piece suite comprising, wash hand basin in vanity unit with cupboard under, low-level WC and extractor fan, tiled splashback, radiator, laminate flooring, coving to ceiling.



Dining Room

16' 2" x 12' 0" (4.93m x 3.66m) UPVC double glazed window to front aspect, uPVC double glazed window to front, two radiators, laminate flooring, coving to ceiling, door to Inner Hallway and Fitted Kitchen.



Fitted Kitchen

12' 1" x 8' 3" (3.68m x 2.51m) Fitted with a matching range of base and eye level cupboards, 1+1/2 bowl sink unit with mixer tap with tiled splashbacks, plumbing for dishwasher, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front aspect, double radiator, ceramic tiled flooring, open plan to Utility Room.



Utility Room

Fitted with a matching range of base and eye level units with worktop space over, extractor fan, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer with extractor hood, ceramic tiled flooring.



Inner Hallway

UPVC double glazed window to rear aspect, stairway to first floor landing.

First Floor

Landing

Loft hatch, door to Storage cupboard, Master Bedroom, Bedroom 2, Bedroom 3 and Bathroom.



Master Bedroom

18' 2" x 12' 0" (5.54m x 3.66m) UPVC double glazed window to rear aspect, fitted with a range of wardrobes with full-length mirrored sliding doors, double radiator, door to Bedroom 4 or Dressing Room and En-Suite.



En-Suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted power shower and glass screen, wash hand basin vanity unit with cupboard and drawers, low-level WC and heated towel rail, extractor fan tiled surround, uPVC opaque double glazed window to side aspect.



Bedroom 4 or Dressing Room

7' 4" x 4' 8" (2.24m x 1.42m) UPVC double glazed window to side aspect, radiator.



Bedroom 2

10' 0" x 8' 7" (3.05m x 2.62m) UPVC double glazed window to front aspect, radiator with wall mounted concealed gas combination boiler serving heating system and domestic hot water, laminate flooring, door to Storage cupboard.



Bedroom 3

9' 0" x 8' 8" (2.74m x 2.64m) UPVC double glazed window to front aspect, fitted with a range of wardrobes with overhead storage, radiator, laminate flooring.



Family Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, uPVC opaque double glazed window to front aspect, ceramic tiled flooring.



Outside

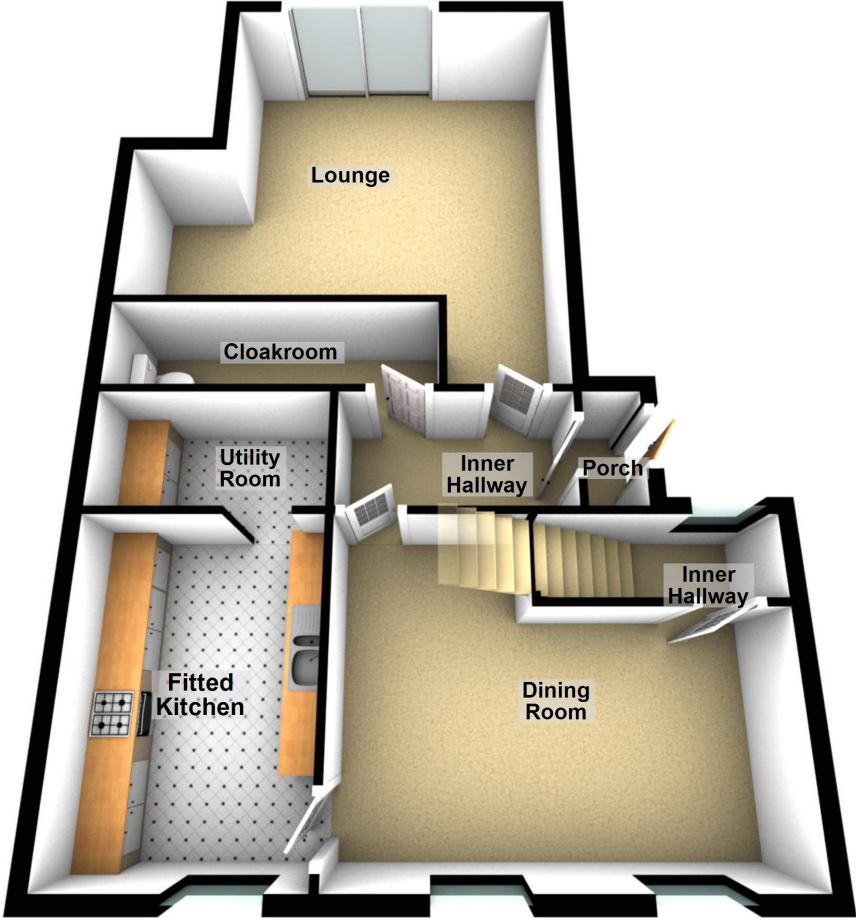
Garden

Established rear gardens with various plants, shrubs and trees, outside cold water tap. Block paved sun patio seating area.



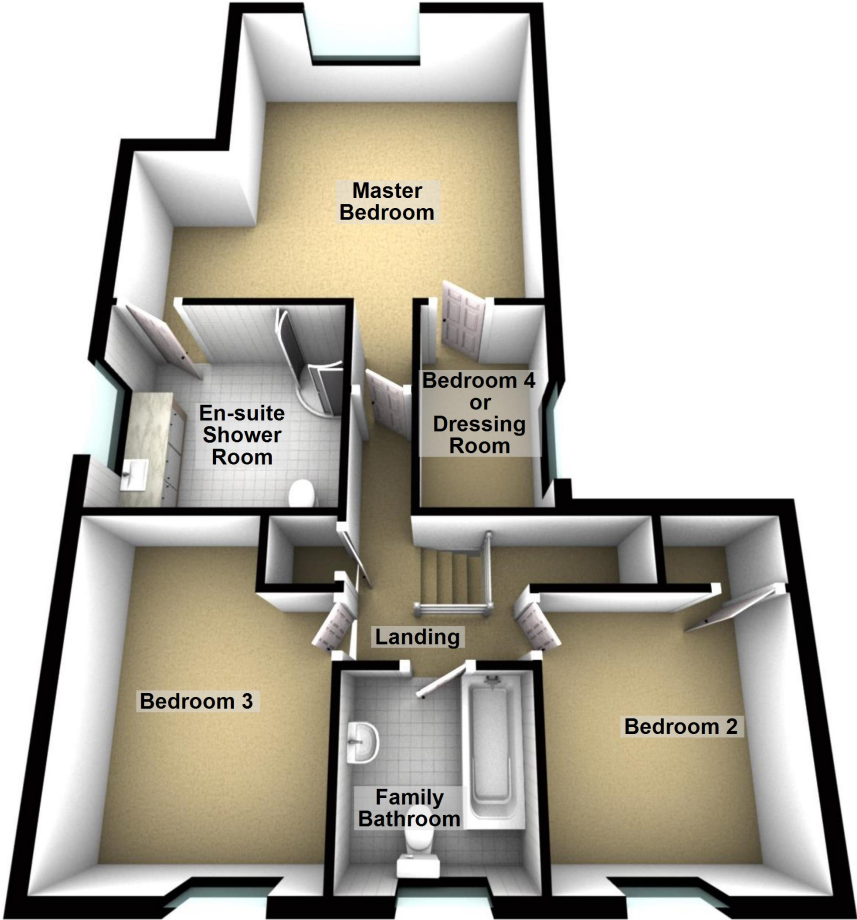
| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

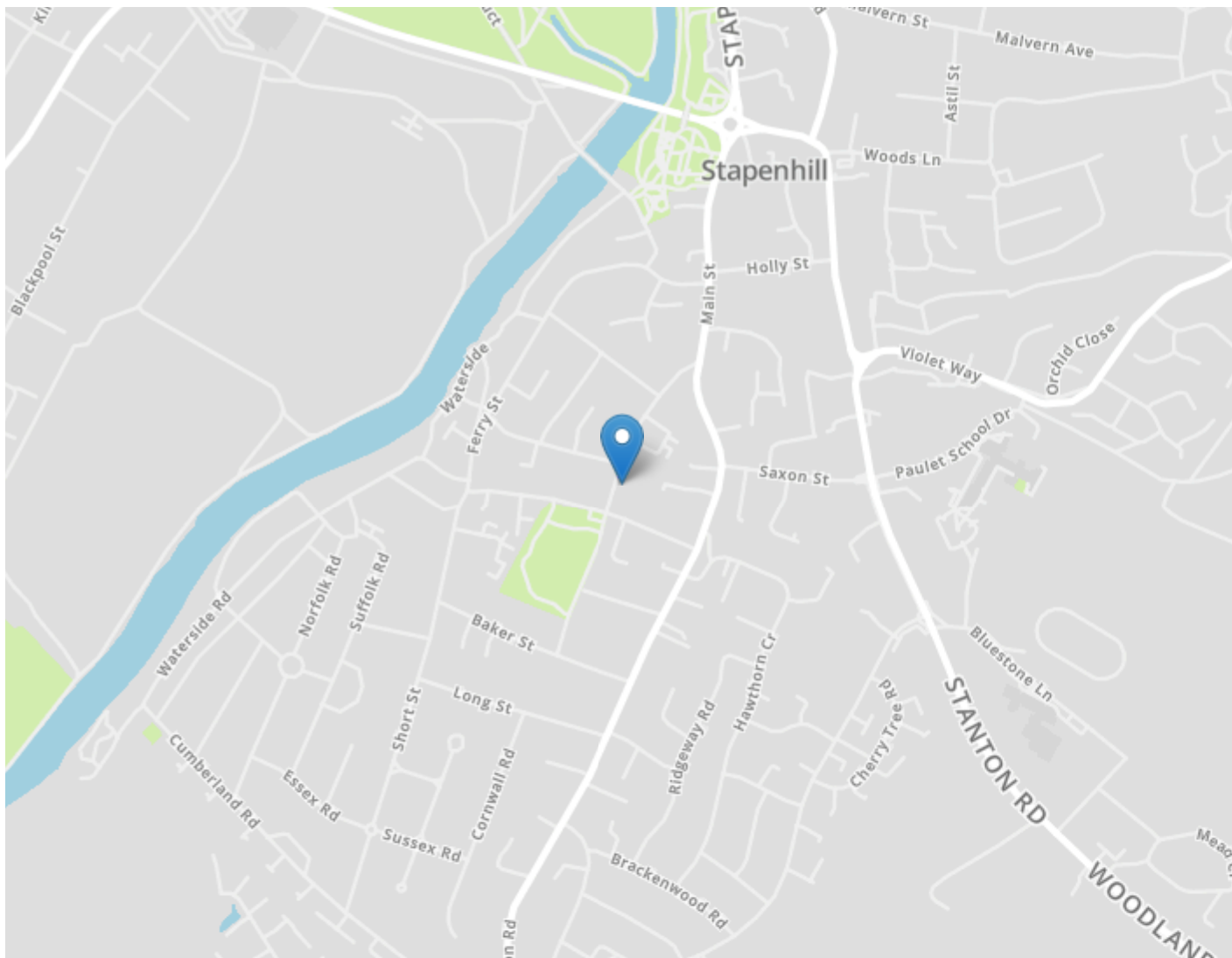
Ground Floor



For use only by Crew Partnership
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.