



# Crew Partnership

Burton • Estate • Agents



**64 SPRING TERRACE ROAD  
STAPENHILL  
BURTON-ON-TRENT  
DE15 9DU**

EXTENDED FAMILY HOME WITH 3 BEDROOMS + 3 RECEPTION ROOMS!  
Entrance Hall, CLOAKROOM, Sitting Room, 18ft Lounge, Inner Hallway, Family Room, 18FT REFITTED KITCHEN/DINING ROOM. Landing, 3 Bedrooms and a REFITTED BATHROOM. UPVC DG + GCH. Front, Side and Rear Gardens.  
POPULAR VILLAGE LOCATION

**£325,000 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.

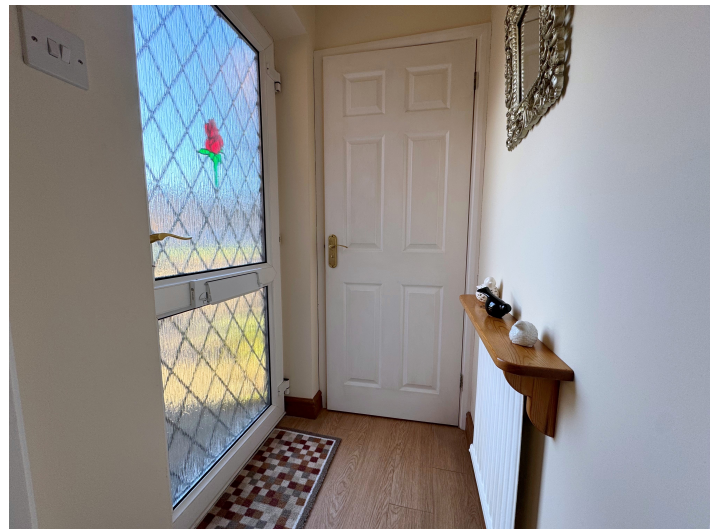
## DRAFT DETAILS ONLY

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

Radiator, laminate flooring, double glazed door to front, doors to Cloakroom and Sitting Room.



### Cloakroom

UPVC frosted double window to front aspect, fitted with two piece suite comprising, vanity wash hand basin with mixer tap and low-level WC, tiled splashback, heated towel rail, laminate flooring.





### Sitting Room

12' 1" x 11' 3" (3.68m x 3.43m) UPVC double glazed window to front aspect, parquet flooring, radiator, double door to Lounge, door to Inner Hallway.

### Lounge

11' 3" Max x 18' 9" (3.43m x 5.71m) Electric fireplace, radiator, uPVC double glazed double door to garden.

### Inner Hallway

Radiator, stairs leading top first floor landing, parquet flooring, doors to Family Room, Kitchen/Dining Room and an under-stairs storage cupboard.



### Family Room

14' 8" x 8' 0" (4.47m x 2.44m) UPVC double glazed window to front aspect, oak flooring, electric fireplace, laminate flooring.



### Kitchen/Dining Room

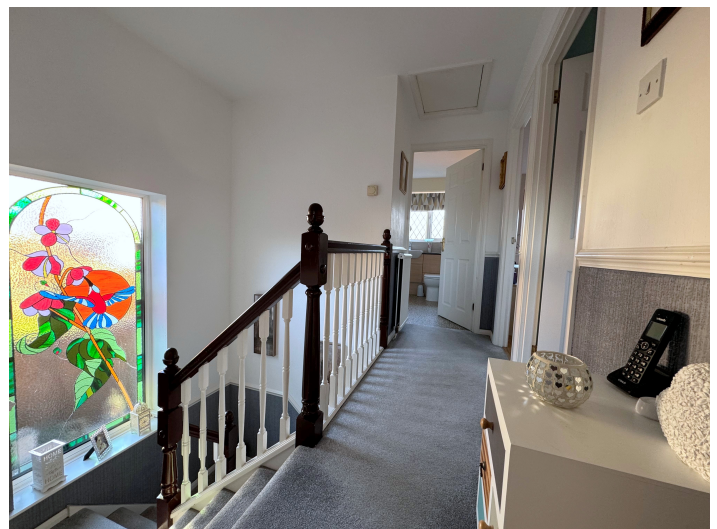
10' 6" Max x 18' 9" (3.20m x 5.71m) Refitted with a matching range of base and eye level units with oak worktop space over, 1+1/2 bowl stainless steel sink unit, plumbing for washing machine and dishwasher, fitted electric fan assisted oven, four ring electric hob with pull out extractor hood over, uPVC double glazed window to rear aspect, two radiators, tiled flooring, uPVC double glazed door to garden.



### First Floor

#### Landing

UPVC double glazed window to side aspect, double radiator, doors to all Bedrooms and Bathroom.





### Master Bedroom

12' 2" x 11' 3" (3.71m x 3.43m) UPVC double glazed window to rear aspect, radiator, laminate flooring, quadruple fitted wardrobes.



### Second Bedroom

11' 5" x 10' 9" (3.48m x 3.28m) UPVC double glazed window to front aspect, radiator, laminate flooring, door to storage cupboard.



### Third Bedroom

14' 3" into eaves x 11' 10" reducing 8'7" 4.34m x 3.61m) UPVC double window to front aspect, radiator, fitted double wardrobes.



### Bathroom

Fitted with four piece suite comprising bath, vanity wash hand basin, shower enclosure and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear aspect, heated towel rail, tiled flooring, door to Storage cupboard.





## Outside

### Front, Side and Rear Gardens

Front garden mainly laid to block paving providing parking for several cars.

Gated access to the side with space for a possible garage. Paving bordered by raised beds leading to the rear garden.

The rear garden is mainly laid to lawn, with a variety of bushes and shrubs as well a block paved seating area and wildlife pond.

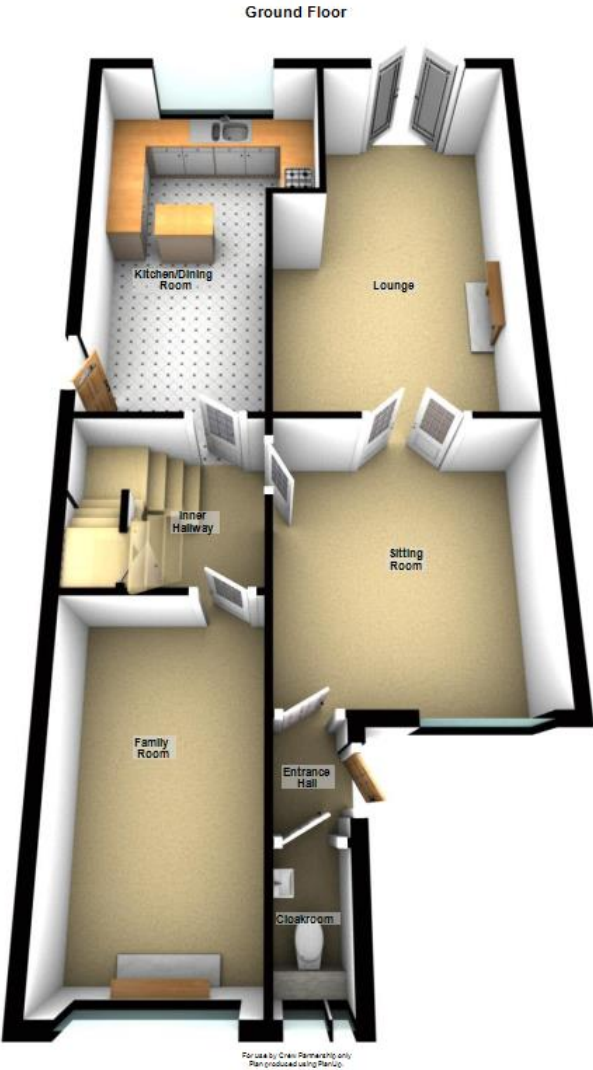


### Additional Information

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

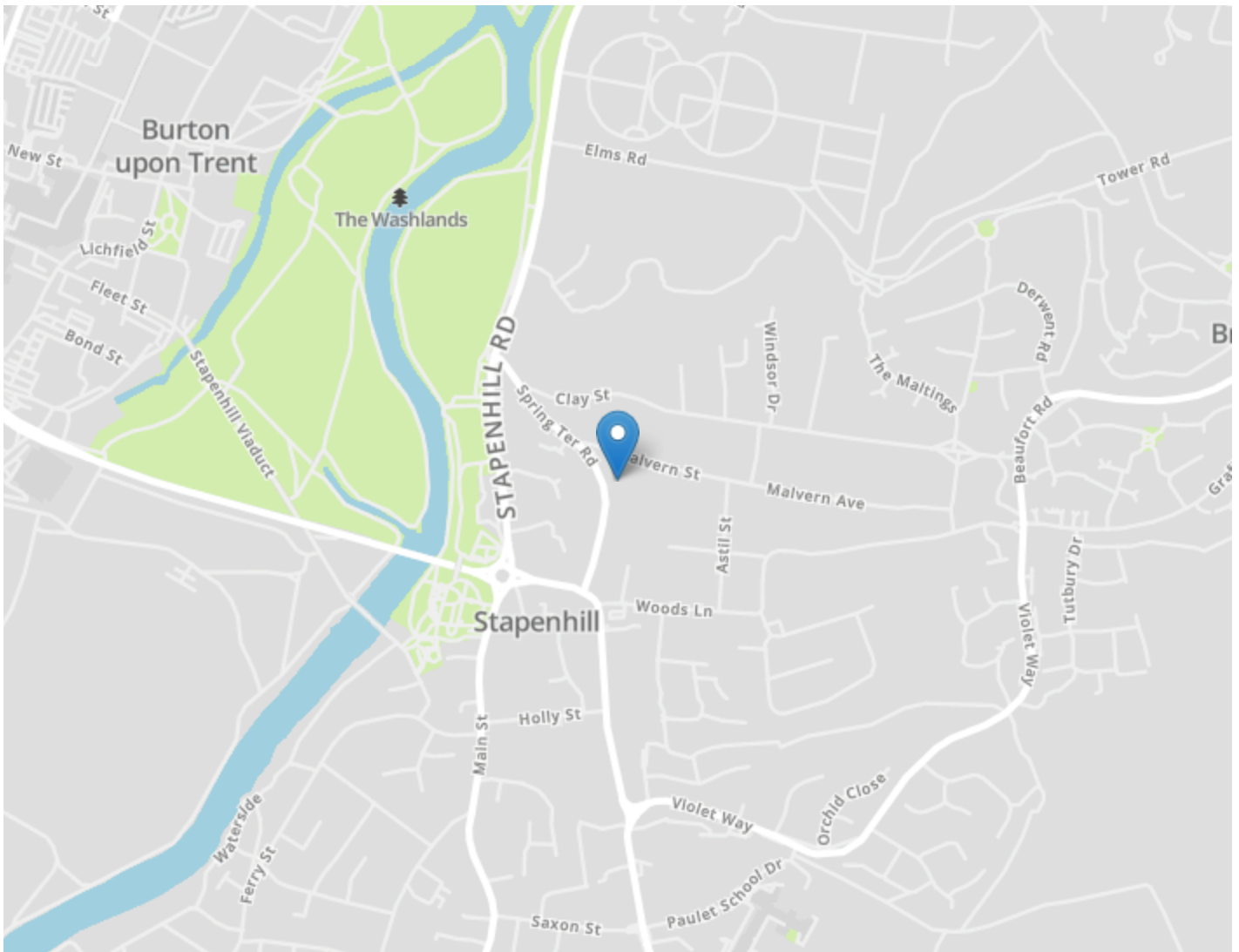
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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









#### 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.