



Astil Street, Stapenhill

Burton-On-Trent, Staffordshire, DE15 9DL

NEWTONFALLOWELL 

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Burton-On-Trent, Staffordshire, DE15 9DL

£125,000

*** Ideal First Time Buyer Home *** 360 Tour Available ***

Newton Fallowell are delighted to present to the market this well presented home situated within walking distance of all local amenities as well as town centre. Benefiting from gas fired central heating and Upvc double glazing and a recommended internal inspection will reveal accommodation comprising briefly: - entrance porch, sitting room, rear sitting room, fitted kitchen, lobby and good sized ground floor bathroom, on the first floor a landing leads to two good sized bedrooms. Outside to the front is a small fore garden and to the rear is an enclosed garden with lawn and patio areas.

Accommodation In Detail

Porch

2'6" x 4' (0.76m x 1.22m)
leading to



Open Plan Lounge/Diner

24'2" x 11'4" (7.37m x 3.45m)

having Upvc double glazed bay window to front elevation, Upvc double glazed window to rear, cupboard housing meters, two central heating radiator, feature fireplace with fitted gas fire and staircase rising to first floor.

Kitchen

10'8" x 7'6" (3.25m x 2.29m)

having Upvc double glazed window to side elevation, stainless steel sink and draining unit, array of base and wall mounted units with complementary working surfaces, integrated electric fan oven with four ring gas hob and extractor fan over with stainless steel splashback, plumbing for washing machine and door leading out to rear garden.

Bathroom

having three piece suite comprising panelled bath, low level wc, pedestal wash hand basin, one central heating radiator and obscure Upvc double glazed window to side elevation.

On The First Floor

Landing

leading to

Master Bedroom

11'4" x 11'5" (3.45m x 3.48m)

having Upvc double glazed window to front elevation and one central heating radiator.

Bedroom Two

8'3" x 12'1" (2.51m x 3.68m)

having Upvc double glazed window to rear elevation, one central heating radiator and overstairs storage cupboard.

Outside

To the rear of the property is a paved patio leading to a lawned rear garden. A shed is erected,

Services

All mains are believed to be connected.

Measurement

Note - the approximate room sizes are quoted in imperial. The metric equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR
260 sq.ft. (24.2 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

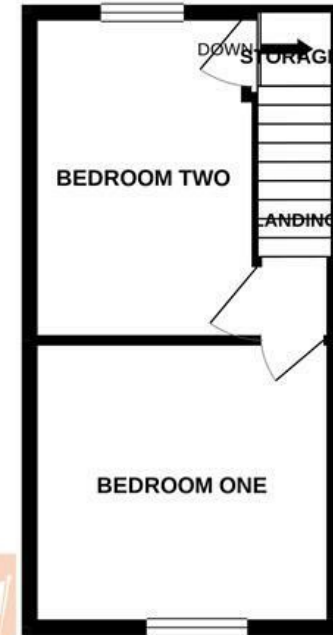
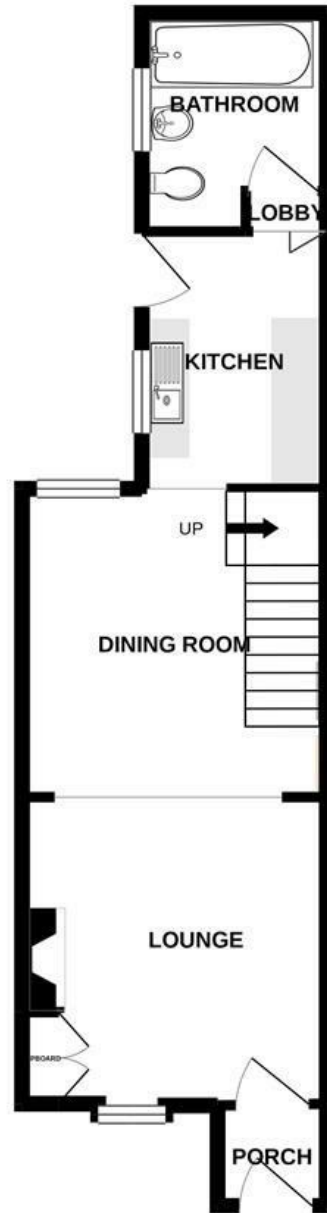



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TOTAL FLOOR AREA : 654 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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