## Marlborough Crescent

Stapenhill, Burton-on-Trent, Staffordshire, DE15 9DE







A fantastic traditional semi-detached house that is stylishly presented including a bay fronted lounge, contemporary full width dining kitchen, modern shower room, detached garage and spacious garden. Located in a convenient position for local amenities and the town centre.

£230,000



Step inside the front door into the entrance hall with stairs to the first floor and a door into the family lounge and kitchen.

The family lounge is stylishly appointed with ample space for entertaining guests, being flooded with natural light courtesy of a wide bay window that overlooks the front.

The kitchen runs full width of the property and has been upgraded equipped with a stylish range of contemporary contrasting gloss units complemented by smart metro style tiling. A range of integrated appliances include a gas hob and extractorfan, oven, microwave, dishwasher, washing machine and fridge freezer. The dining area has further tall gloss cupboards either side of shelved display alcoves and a practical door with windows either side gives access to the garden.

To the first floor you will find three well proportioned bedrooms and a shower room comprising a corner shower cubicle with electric power shower, low level WC and wall hung hand wash basin with inset drawer. There is attractive wall tiling in part and a chrome ladder radiator.

Outside to the front steps lead to the entrance door alongside a long side driveway that leads to a detached garage.

The rear garden is partly blocked paved, ideal for low maintenance and enjoys a slightly raised decked area, a perfect spot for garden furniture and outdoor dining.

To view this property, please contact John German Burton Office.

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.

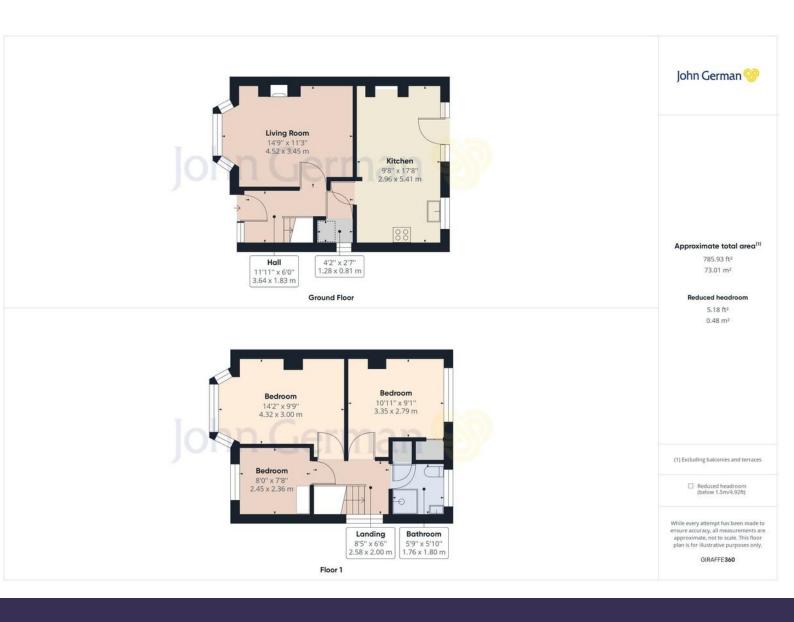
Useful Websites: www.eaststaffsbc.gov.uk

www.gov.uk/government/organisations/environmentagency

Our Ref: JGA/19012023

Local Authority/Tax Band: East Staffordshire Borough

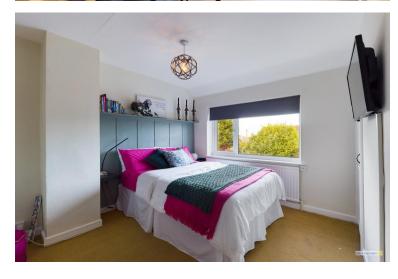
Council / Tax Band B





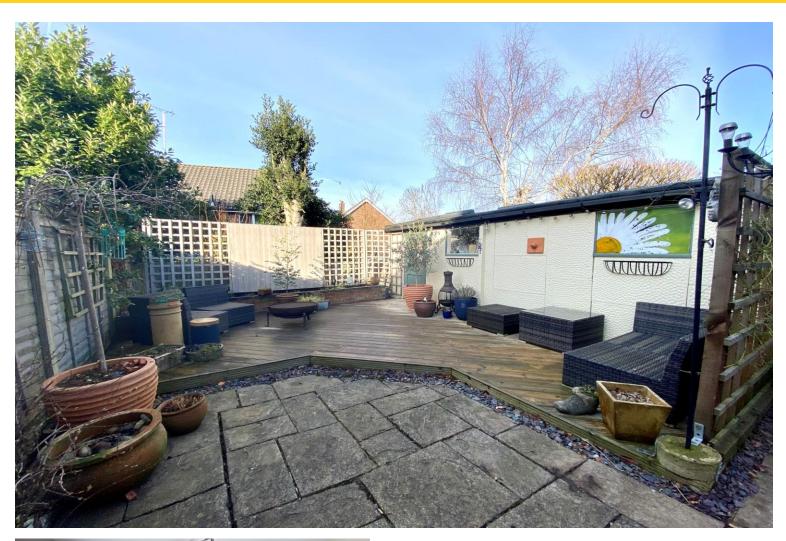








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Agents' Notes
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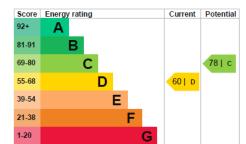
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this

surveyor. In making that decision, you should know that we receive up to £90 per referral.



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