

Dalebrook Road
Burton-on-Trent, DE15 0AA



This well presented three bedroom semi-detached bungalow is ready for its new owner with features including a separate garage, driveway and secure rear garden. Ideally located close to local parks, allotments, pubs and eateries. This is the ideal property to downsize to.

£220,000

John German

As you pull up to the property you will see the large driveway, a lawned garden and gated access into the rear garden.

Through the front door and into the main hallway, the kitchen is on the left hand side and overlooks the rear garden. The kitchen is fitted with base and wall units, inset sink and drainer and space for a washing machine and cooker. A door gives access to the rear garden.

The lounge/dining room is at the end of the hallway, the open plan area is carpeted and also has direct access into the rear garden through a patio door.

The bathroom is in the middle of the home and comes complete with a large walk in shower, WC and wash hand basin.

The three bedrooms are all generous, the master is a fantastic size, the second bedroom is not much smaller and would be a fantastic guest bedroom. The third is a touch smaller and would be an ideal office or bedroom. The bedrooms all benefit from neutral décor and are carpeted.

The rear garden consists of a large paved patio area, huge separate garage, lawn area and garden beds.

Note: Probate is yet to be granted.

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.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/07112023

Local Authority/Tax Band: East Staffordshire Borough Council /

Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes
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