

Stanton Road

Burton-on-Trent, DE15 9SE



This well presented, extended 3 bedroom semi detached home is jam packed full of features including a detached garage, off road parking, large rear gardens and multiple reception rooms. The property is well located close to local shops, eateries, schools and has fantastic public transport routes.

£220,000

No upward chain



John German 

As you pull up to the home you will see a well maintained front garden, parking for two cars and side access to a rear detached garage.

Through the front door you enter the main entrance hall, the first reception room is located at the front of the home. This good sized lounge features a bay window, carpets and neutral décor.

Through a double door you enter the extended open plan living/dining area. This generous room features neutral décor, carpets, feature fireplace and provides access to the rear garden through a sliding patio door.

The kitchen is accessed directly from the main hallway and well appointed with masses of storage options, ample workspace and a range of fitted appliances including a gas cooktop and near new double oven.

The rear gardens are a fantastic size, they are comprised of a large paved patio area, lawn area and a paved path leading to the rear section of the garden which could be an ideal veggie patch.

The first floor consists of three bedrooms and a family bathroom.

The master bedroom and second bedroom are a very similar size and would easily take double beds and furniture. The third bedroom would make an ideal children's room. All three are carpeted and neatly decorated.

The bathroom consists of a vanity sink with storage, WC and bath with an overhead shower.

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

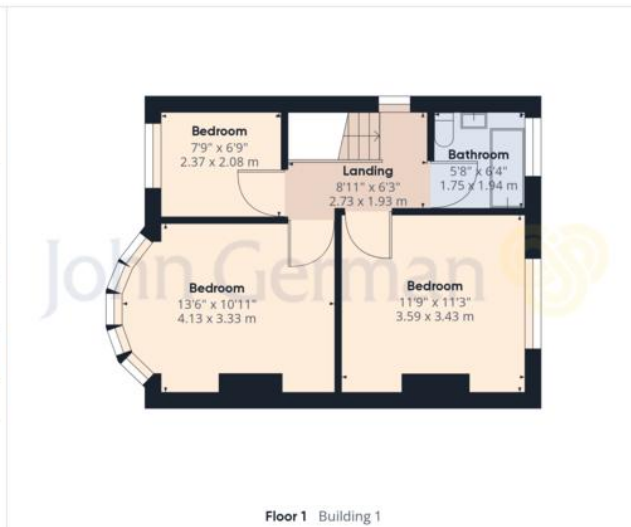
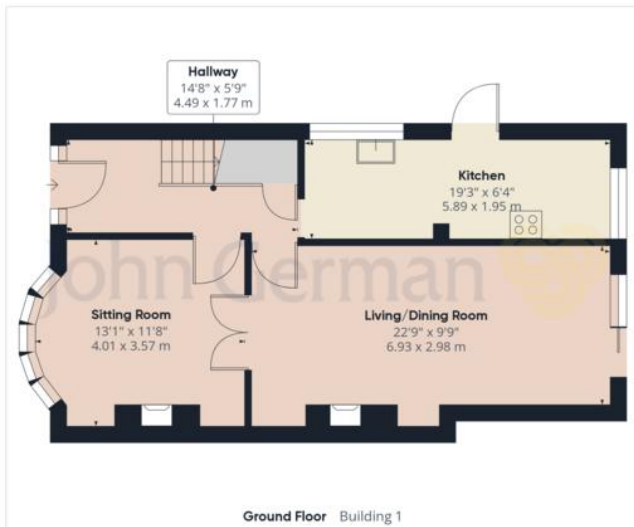
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsb.gov.uk

Our Ref: JGA/12122023

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



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Approximate total area
1204.75 ft²
111.92 m²



Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





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



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

Agents' Notes

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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. In making that decision, you should know that we receive on average £150 per referral.

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