

Blackpool Street  
Burton-on-Trent, DE14 3AL



Situated on Blackpool Street is this three-bedroom detached home with an integral garage, located in a popular area of Burton on Trent. This well-presented property is perfect for families or those looking for extra space in a prime location.

£200,000



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As you enter, the hallway leads into a bright and spacious living room, an ideal area for relaxing and entertaining guests. The modern kitchen, located at the rear of the property includes matching wall and base units, gas hob with cooker hood above, eye level electric oven, sink and drainer, spotlights and tiled flooring. The kitchen leads straight through to the integral garage, which has power and lighting throughout and cupboard space for storage.

Upstairs, you'll find three generously sized bedrooms. The master bedroom and second bedroom are generously sized, with space for a double bed and ample bedroom furniture. The third bedroom could be utilised as a guest room, nursery, or home office. The modern family bathroom completes the upstairs layout, featuring a contemporary suite, with bath and shower above, low level flush WC and wash hand basin.

To the front, this home on Blackpool Street offers a tarmaced driveway with space for at least two cars, which is a rarity for the road. The front driveway leads to the integral garage which can be accessed through double doors. To the rear, the home boasts a cute garden, with a paved area that leads onto a generous sized lawn. To the back of the garden there is decking, perfect for outdoor seating furniture.

Situated in the heart of Burton-on-Trent, Blackpool Street benefits from excellent local amenities, including shops, schools and parks, making it a prime choice for families. The property is also within easy reach of Burton town centre, offering a wide range of retail and leisure options. For commuters, the home is ideally positioned with convenient access to major road networks, including the A38 and A511, providing connections to Derby, Lichfield and beyond. With nearby open spaces and recreational areas, this location strikes the perfect balance between urban living and peaceful retreats. For families, the home is located within close proximity to good schools, which include Anglesey Primary Academy, Paget High School, The Violet Way Academy and many more.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

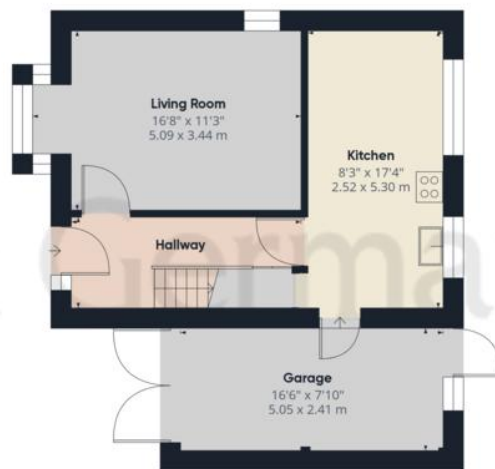
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/01102024

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Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**  
899.65 ft<sup>2</sup>  
83.58 m<sup>2</sup>

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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