

55 Denton Road



Burton upon Trent, Staffordshire, DE13 0QA



A considerably extended two bedroom detached bungalow, offering versatile accommodation with potential to create a third bedroom and en-suite (subject to consents). Set on a good sized plot with ample parking and a garage. Handy for the hospital, Burton centre and major link roads.



Canopy Porch, Hall, Lounge, Dining Room (Potential Third Bedroom) Kitchen, Sun Room, Two Bedrooms with Fitted Wardrobes, Study (Potential En-Suite), Bathroom. Gas Central Heating (Boiler in the Loft), Extensive Double Glazing, Garage.

Guide Price £164,950

www.JohnGerman.co.uk

Distinctly

John German



Accommodation

A storm canopy and glazed door lead to the extended Entrance Hall with a large window to the front giving natural light and doors to the principal rooms. The spacious Lounge features a dressed stone fireplace and inset gas fire providing the focal point, windows to the side and front, a door to the kitchen and an arch to the Dining Room, also with a window to the front.

The good sized Kitchen has a range of base and wall cabinets, oven hob and cooker hood, sink unit and a tiled floor. A door opens in to the Sun Room with power and light, plumbing for a washer and a door to the garden.

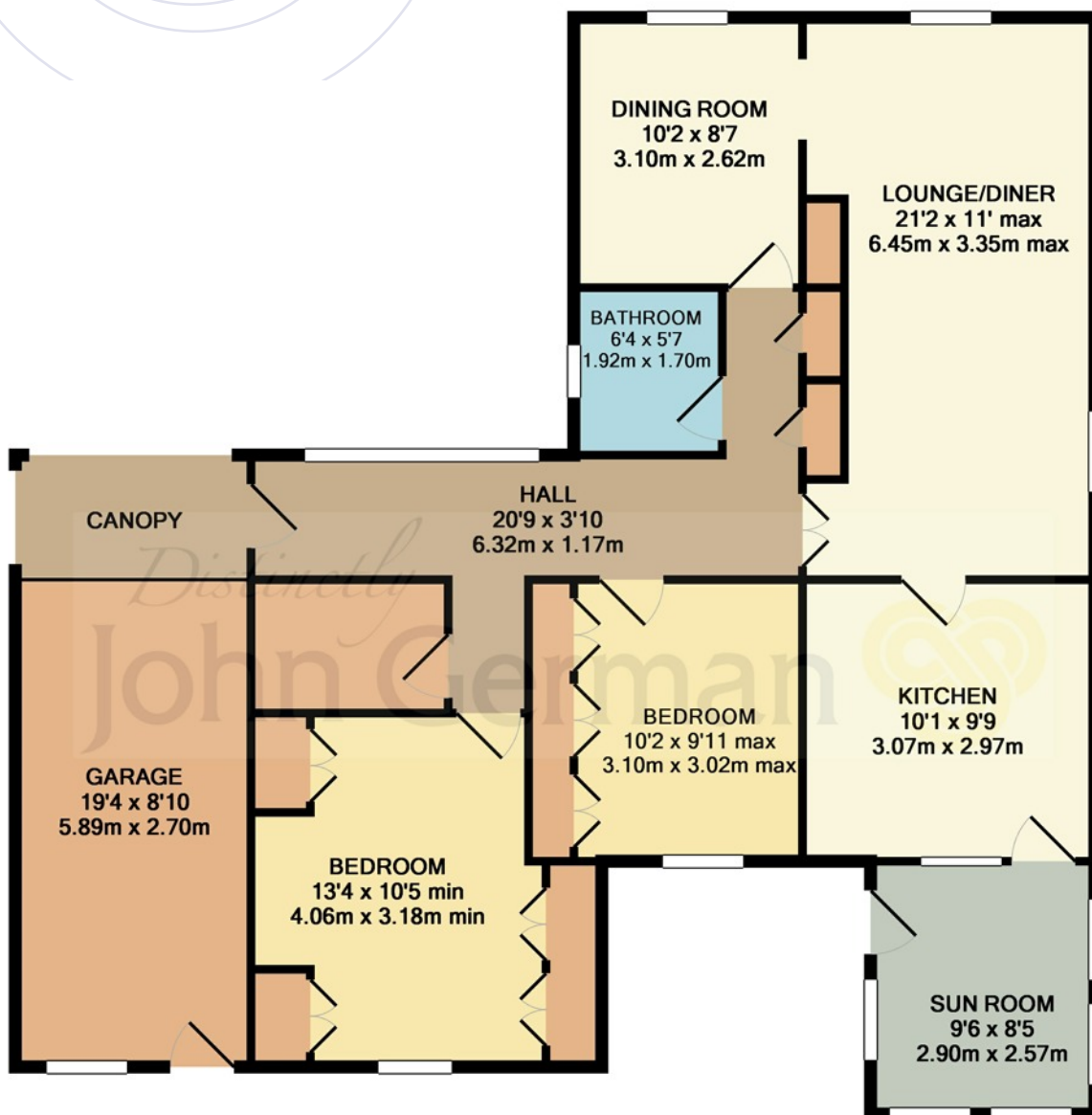
The Bathroom with three piece suite and shower over the bath, is situated off the inner hall, which also has useful storage cupboards.

The Master Bedroom has a window with garden view and a range of fitted furniture including wardrobes, storage cupboard and a chest of drawers. The Second Bedroom also has fitted wardrobes. The Study with sky light is situated next to the master bedroom.

Outside

The bungalow is set on a good sized plot with a side driveway leading past the front garden with well stocked, walled borders. The Garage with power, light and up and over door has a rear door to the garden. The tiered rear garden has a paved patio area plus steps to a lawned area with a variety of shrubs and trees.

To view this property please call John German Estate Agents at the Burton upon Trent Office.



Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2016





Tenure
 Freehold (Purchasers are recommended to satisfy themselves as to 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.

Local Authority
 East Staffordshire Borough Council

Useful Websites
www.environment-agency.gov.uk/maps
www.coal.decc.gov.uk
www.eaststaffsbc.gov.uk
www.eaststaffsbc.gov.uk/planning

JGA/200416
 JGE/290916
 JGF/120116
 REP/KLT/D0265

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Measurements

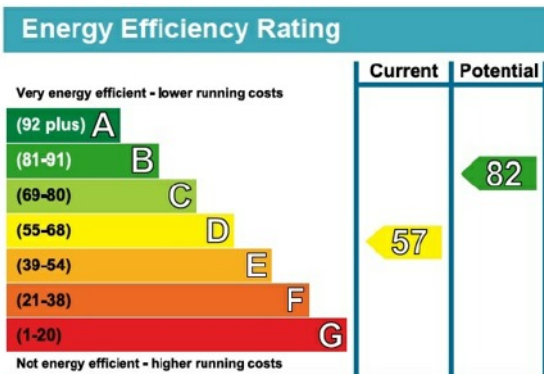
Please note that our rooms sizes are quoted on a wall to wall basis.

John German

129 New Street Burton Upon Trent
 Staffordshire DE14 3QW

01283 512244

burton@JohnGerman.co.uk



Ashbourne
 01335 340730

Burton Upon Trent
 01283 512244

London
 020 7839 0888

Uttoxeter
 01889 567444

Ashby de la Zouch
 01530 412824

East Leake
 01509 856006

Loughborough
 01509 239121

West Bridgford
 0115 981 0003

Barton Under Needwood
 01283 716806

Lichfield
 01543 419121

Stafford
 01785 236600