



43 Ferry Street

Staphenhill, Burton-On-Trent, DE15 9EY

£144,950



Spacious semi-detached house in popular location which would benefit from a schedule of improvement. The property comprises: Lobby, Lounge/Diner, Kitchen, Store, 3 Bedrooms and a Bathroom. Externally there is a driveway with ample parking, gates to the garage and enclosed garden to the rear. No Upward chain. EPC D



Lobby 6'3" x 4'7" (1.93 x 1.42)

Entered via external wooden door with opaque D/G window to the front elevation, Valor electric heater, phone point and power points to the wall. Door to stairs leading to first floor with thermostat control, power point, light point and smoke alarm to ceiling. Leaded glazed door and window to lounge.

Lounge 23'3" x 13'0" (7.09 x 3.98)

Dual aspect with D/G Bay window to the front aspect and window to the rear porch area. Two GCH radiators, two light points and smoke alarm to ceiling, panelled wall with fireplace housing electric feature fire, power and Tv point, understairs cupboard with fuse board and leaded glazed door to kitchen.

Kitchen 19'6" x 7'6" (5.95 x 2.30)

Dual aspect D/G windows to rear and side, D/G doors to store and external side aspect. A selection of wall, base units and drawers with stainless steel sink incorporated into roll edge work surfaces with tiled splash, standing space for cooker, washer and fridge/freezer. GCH radiator, Vaillant Combi boiler with control panel, useful built in storage cupboard, textured ceiling with 2 strip lights, smoke alarm, extractor fan and power points to wall.

Store 7'8" x 5'10" (2.35 x 1.78)

With door access and window to the rear garden, shelving and power point.

Landing 8'9" x 5'9" (2.68 x 1.76)

With doors to bedrooms and bathroom, useful storage cupboard housing water tank, D/G window to side elevation, loft hatch, fire and co2 alarms to ceiling and power point.

Bedroom 1 11'6" x 9'6" (3.53 x 2.90)

With fitted wardrobes and overhead cupboards, D/G window to the front elevation, GCH Radiator, light point to ceiling, phone and power points.

Bedroom 2 10'4" x 9'6" (3.17 x 2.92)

With D/G window to the rear elevation, built in cupboard with hanging and shelf space, GCH radiator, light point to ceiling and power points.

Bedroom 3 8'7" x 6'7" (2.64 x 2.03)

With D/G window to the front aspect, GCH radiator, over stairs cupboard with shelving space, power points and light to ceiling.

Bathroom 7'4" x 5'4" (2.25 x 1.65)

With opaque D/G window to the rear elevation, panelled bath with Triton electric shower over, pedestal wash hand basin, W/c, panelled walls, textured ceiling and 2 light points.

Outside

Front

Walled entrance to driveway offering ample parking, wrought iron gates to large garage with power, border with shrubbed hedge, gas meter to wall and outside light.

Rear

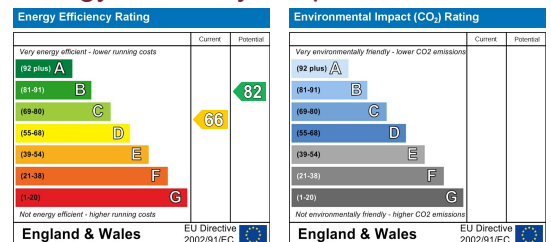
Laid to lawn with slabbed pathway and patio area bordered with shrubs and bushes. Pedestrian door access to garage with 2 D/G windows to garden aspect.



Floor Plans



Energy Efficiency Graph



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