



Derby Street,

Burton-On-Trent, Staffordshire, DE14 2LD

NEWTONFALLOWELL

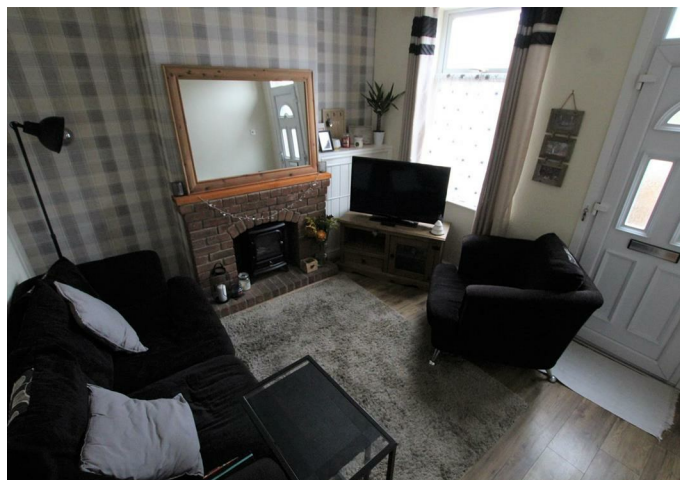


**Derby Street,
Burton-On-Trent, Staffordshire, DE14 2LD
Asking Price £139,500**

*** Unique Spacious Home *** Newton Fallowell are pleased to be able to offer for sale this extremely spacious four bedrooomed traditional terraced home which occupies a popular and convenient location close to the town centre. With both gas fired central heating and Upvc double glazing the home will suit a variety of buyers including families and investors. in brief the accommodation comprises: - front sitting room, rear sitting room, good sized re-fitted kitchen, on the first floor a landing leads to four well proportioned bedrooms and lovely family bathroom. Outside is a pleasant enclosed landscaped garden which is well screened by timber fencing and walls and features a shaped lawn area with raised border and flagged patio.

Accommodation In Detail

Half obscure Upvc double glazed entrance door with fanlight and obscure glazed light over leading to



Front Sitting Room

11'3" x 10'10" (3.43m x 3.30m)

having feature brick fireplace with matching hearth and timber mantel over, one central heating radiator, quality fitted oak effect flooring, Upvc double glazed window to front elevation and built-in meter cupboard.

Rear Sitting Room

11'3" x 12'9" (3.43m x 3.89m)

having Upvc double glazed window to rear elevation, quality fitted laminate flooring, feature fireplace, staircase rising to first floor and one central heating radiator.

Fitted Kitchen

14' x 5'6" (4.27m x 1.68m)

having a good range of maple effect base and eye level units with complementary rolled edged working surfaces, two Upvc double glazed windows, half obscure Upvc double glazed door to side elevation and fitted wall mounted gas fired central heating boiler.

On The First Floor

Landing

leading to

Bedroom One

11'3" x 10'10" (3.43m x 3.30m)

having Upvc double glazed window to front elevation and one central heating radiator.

Bedroom Two

7'8" x 10'2" (2.34m x 3.10m)

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Three

14'1" x 8'11" (4.29m x 2.72m)

having Upvc double glazed window to front elevation and one central heating radiator.

Bedroom Four

8'11" x 11'11" (2.72m x 3.63m)

having Upvc double glazed window to rear elevation and one central heating radiator.

Family Bathroom

having modern white suite comprising P-shaped bath with glass screen and shower over, pedestal wash hand basin, low level wc, fitted extractor vent, one central heating radiator, heated towel rail and full tiling complement to walls.

Outside

To the front of the home is a small fore garden. To the rear is an enclosed garden screened by timber fencing and walls, the garden is mainly laid to lawn with a raised border and patio. There is an outside water supply.

Services

All mains are believed to be connected.

Measurement

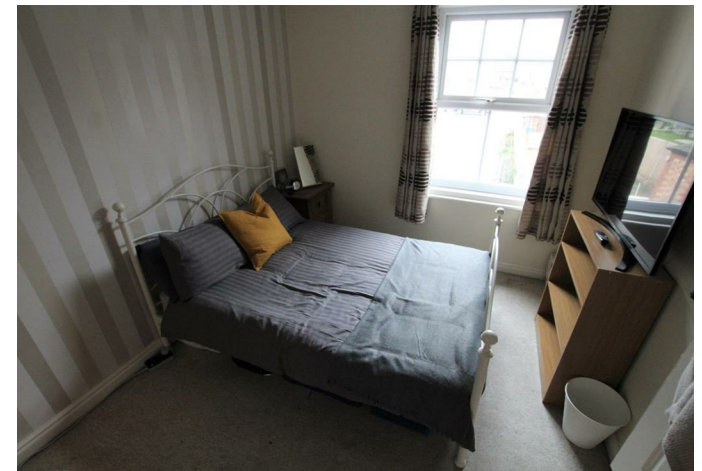
Note - the approximate room sizes are quoted in imperial. The metric equivalent is included in brackets.

Tenure

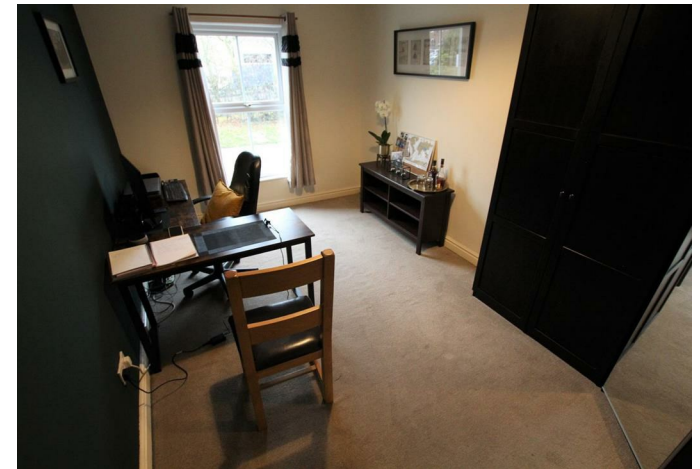
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



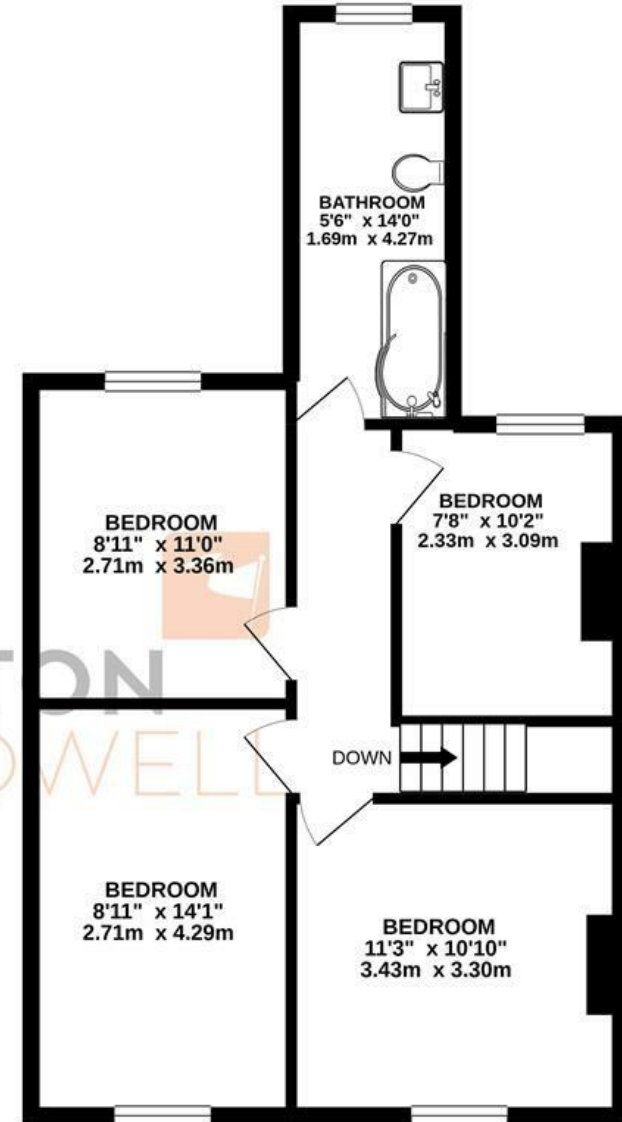
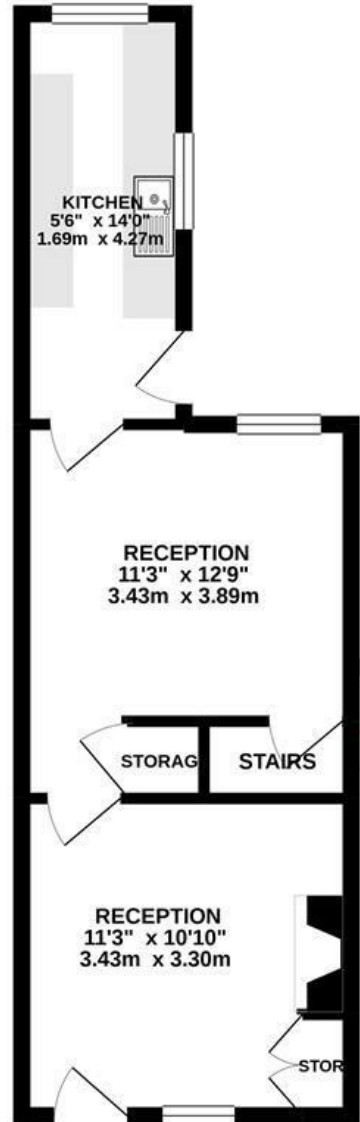
- Traditional Terraced Home
- Extensive Deceptive Accommodation
- Four Well Proportioned Bedroom
- Two Reception Rooms
- Upvc Double Glazing & Gas Fired Central Heating
- Re-Fitted Kitchen
- Landscaped Rear Garden
- Viewing A Real Must



GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.

1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	60
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	




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52 DERBY STREET

TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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