

Stanton Road

Burton-on-Trent, DE15 9SQ

John 
German





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£219,950

A traditional semi with open views to rear together with off road parking to rear. Highlights include two reception rooms, fitted kitchen, conservatory, three bedrooms and a modernised family bathroom. No upward chain.



Situated in a popular non estate location is this traditional semi detached, handy for schools of all ages, offering an ideal family home. Available with the advantage of no upward chain.

Set behind an established front garden with paved path leading to a front entrance door which opens into a porch and in turn leads to the reception hallway having staircase off to first floor, understairs storage cupboard and doors leading off.

There are two reception rooms and the first of which is a light and spacious lounge with bay window framing views to front and a fire surround providing the focal point.

The second reception room offers an ideal dining room/sitting room with patio doors opening into a conservatory/garden room having window framing views across the rear garden, door to side and useful sliding doors opening into a good sized built in storage cupboard.

The kitchen is fitted with base and eye level units with work surfaces over, sink and drainer unit and window to side.

To the first floor, the landing with window to side has doors leading off to three bedrooms; two doubles and one single. All share a modern family bathroom featuring a bath with shower over and shower screen, pedestal wash hand basin, WC and window to rear.

The garden to rear features a lawn and a path leading down to a parking space/driveway at rear, accessed via a service road.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: TBC - 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 B

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

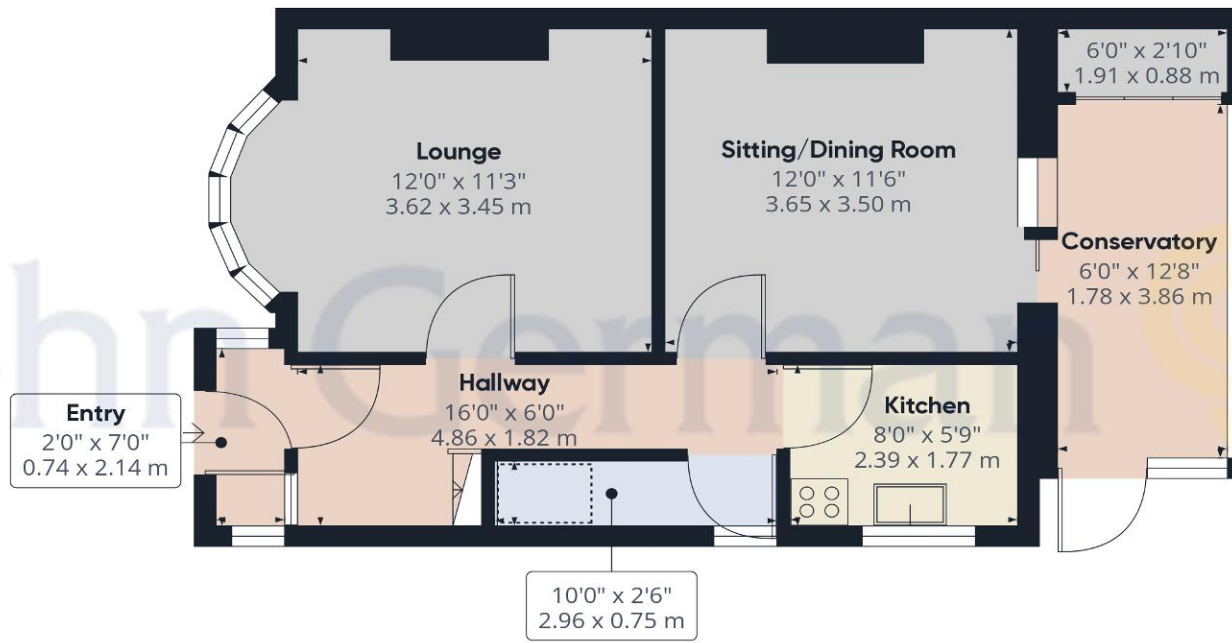
www.eaststaffsbc.gov.uk

Our Ref: JGA/23072024

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

922.25 ft²
85.68 m²

Reduced headroom

7.53 ft²
0.7 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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