

# Denton Road

Burton-on-Trent, Staffordshire, DE13 0PZ



Nestled in the desirable area of Denton Road, Burton, this charming semi-detached bungalow presents an excellent opportunity for those seeking to downsize. The property, requiring a cosmetic upgrade, offers immense potential to create a comfortable and stylish home.

£210,000

John German

This property on Denton Road really is a perfect opportunity for those looking to downsize and put their own stamp on their next home. The home flows brilliantly and boasts over 700sq.ft. of living accommodation throughout. Although the home is in need of a cosmetic upgrade, it is presented to a very high standard and absolutely immaculate throughout.

Upon entering the property, you are welcomed by an entrance porchway that leads into a central hallway, providing access to the reception rooms and bedrooms. The spacious living room, features a bay window that floods the room with natural light, creating a warm and inviting atmosphere. The dining room is conveniently located next to the kitchen. The kitchen itself is very practical and benefits from an eye level oven, four ring gas hob with extractor hood above and matching wall and base units. An external door to the side of the property then gives access to the rear garden. The property boasts two well-proportioned bedrooms. The master bedroom offers ample space for a double bed and additional furniture. The second bedroom is perfect as a guest bedroom or alternatively could be a home office. The property benefits from an internal garage, offering secure parking and additional storage.

Situated in the heart of Burton-on-Trent, Denton Road is a prime example of a home that benefits from an enviable location. One of the key attractions of this location is its excellent connectivity. Burton-on-Trent railway station is just a short drive away, offering direct services to Birmingham, Derby, and beyond. The nearby A38 and A50 provide easy access to major road networks, making commuting to nearby cities straightforward. Those on Denton Road enjoy the convenience of having essential amenities within easy reach. The local area boasts a variety of shops, supermarkets, and healthcare facilities. Burton's bustling town centre, with its array of restaurants, cafes, and entertainment options, is just a stone's throw away.

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

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains

(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 C

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

**Our Ref:** JGA22072024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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