

SCARGILL  
MANN & CO

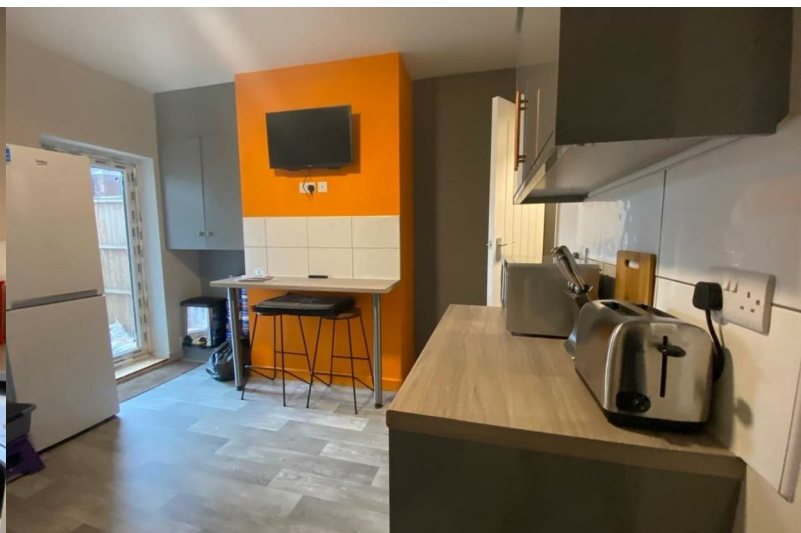
EST. 1995



45 Blackpool Street

, Burton-On-Trent, DE14 3AW

Price **£189,950**



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## GENERAL INFORMATION

### THE PROPERTY

Scargill Mann & Co offer this investment opportunity, close to Burton upon Trent town centre, and with supermarkets, doctors, eateries and pharmacy all within walking distance of the property. This four bedroom HMO was renovated in 2019 with a new boiler fitted approx. four years ago.

The accommodation is over two floors, with two bedrooms and a dining kitchen on the ground floor and two bedrooms and a bathroom on the first floor.

Outside is a rear garden.

### LOCATION

Blackpool Street is very well located for all local and town amenities. There are riverside walks close by, and a public bus service.

### CURRENT ROOM RENTALS

Bedroom 1 £450.00 pcm  
Bedroom 2 £430.00 pcm with en suite  
Bedroom 3 £450.00 pcm with en suite  
Bedroom 4 £450.00 pcm

### ACCOMMODATION

### AGENTS NOTES

Being sold for an employee of Scargill Mann & Co  
Pictures are supplied by the land lord prior to tenants moving in

### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### CONSTRUCTION

Standard Brick Construction

### COUNCIL TAX BAND

East Staffordshire Borough Council- Band A

### CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>  
<https://www.gov.uk/government/organisations/environmental-agency>  
<http://www.gov.uk/>

### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/a-school.aspx>  
<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>  
<http://www.derbyshire.gov.uk/>

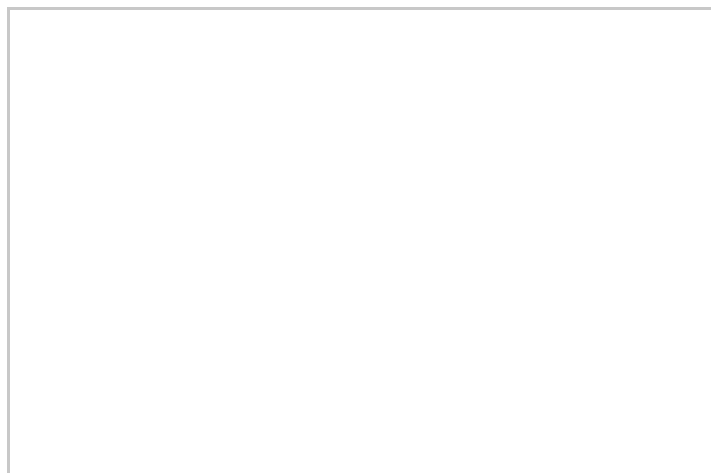
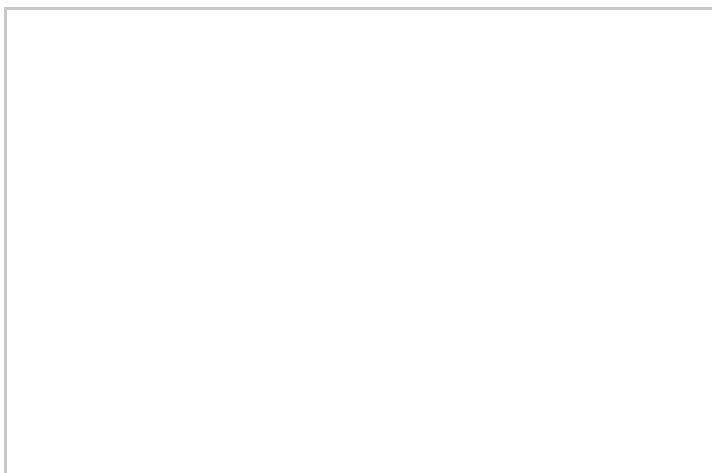
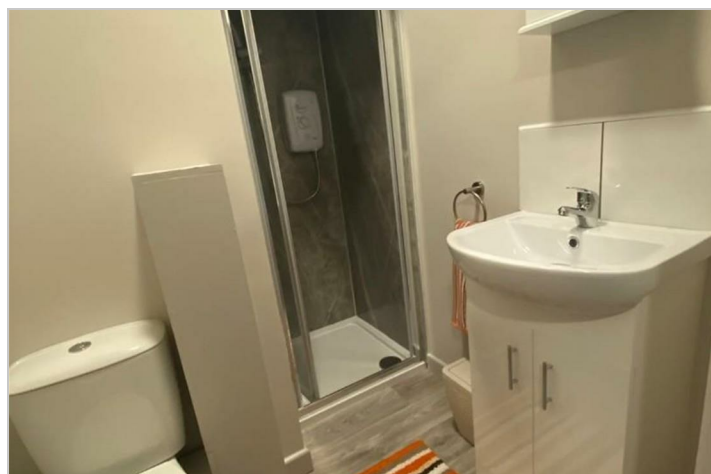
### CONDITION OF SALE

These particulars are thought to be materially

correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

### **VIEWING**

Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/2024) A



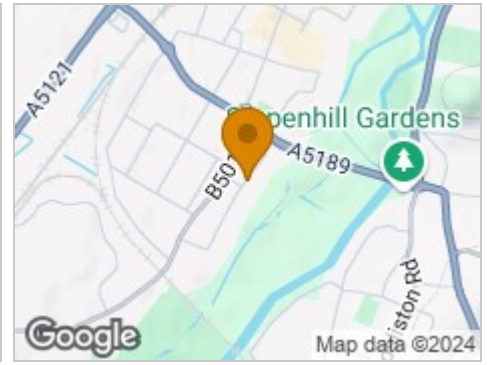
## Road Map



## Hybrid Map



## Terrain Map



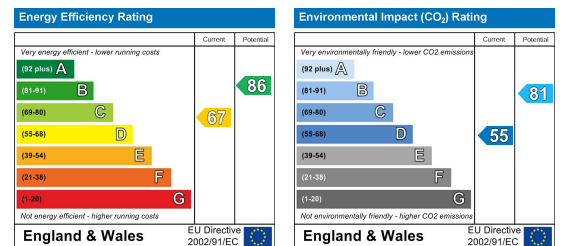
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.