



Westfield Road, Burton-On-Trent, DE13 0TL

Asking Price £179,950

** Extended Semi Detached ** Driveway & Garage ** Popular Location **

A delightful semi-detached home offering uPVC double glazed and gas centrally heated accommodation. The interior opens with a uPVC front entrance door to a welcoming reception hallway with a useful storage cupboard and stairs rising to the first floor accommodation.

The dining room is positioned on the front elevation with built-in cupboards and open plan through to the lounge, with the focal point being the living flame coal effect gas fire with bi fold doors through to the extended sitting room, an attractive light room with patio door opening onto the rear garden, feature fire place and laminate flooring. The Kitchen has a selection of fitted base and eye level wall cupboards, freestanding appliance spaces for cooker & washing machine, rear lobby with side access door to the exterior of the home and a Utility combined WC, with further appliance space, hand wash basin, WC and a wall mounted gas fired combination boiler supplying the hot water and heating system.

The first floor has two double bedrooms, the larger across the rear aspect with built-in wardrobes and overlooks the rear garden. The third bedroom is also positioned on the rear aspect with a fitted bathroom, offering a three piece white bathroom suite with mixer shower tap. Outside the home has a front driveway leading to the single garage with side gate to the patio style rear garden.

All viewing by Appointment Only.

Reception Hallway



Sitting Room

3.94m x 3.61m (12'11 x 11'10)



Lounge

3.96m x 3.71m (13'0 x 12'2)



Kitchen

2.92m x 2.21m (9'7 x 7'3)



Dining Room

3.33m x 3.07m (10'11 x 10'1)



Utility / WC

First Floor

Bedroom One

4.09m x 3.00m (13'5 x 9'10)



Garage & Driveway

Rear Patio Style Garden



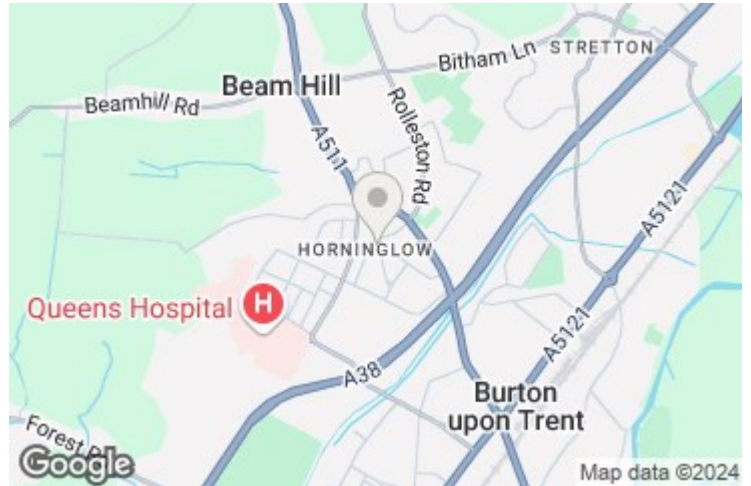
Bedroom Two

3.73m x 3.07m (12'3 x 10'1)



Draft details awaiting vendor approval and subject to change.

Awaiting EPC inspection

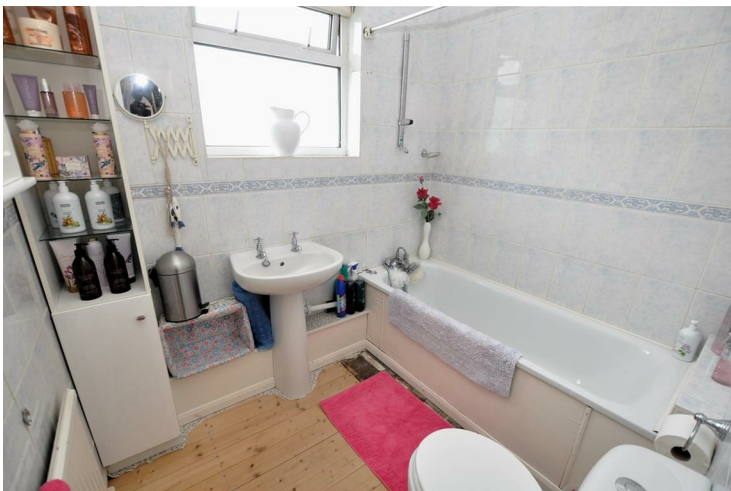


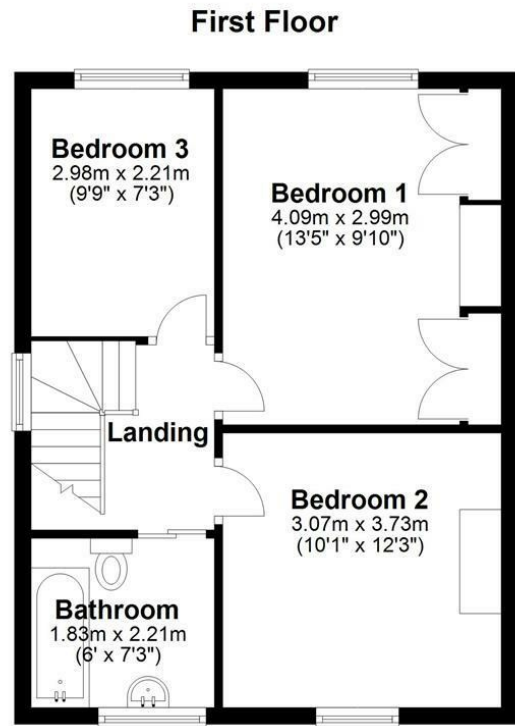
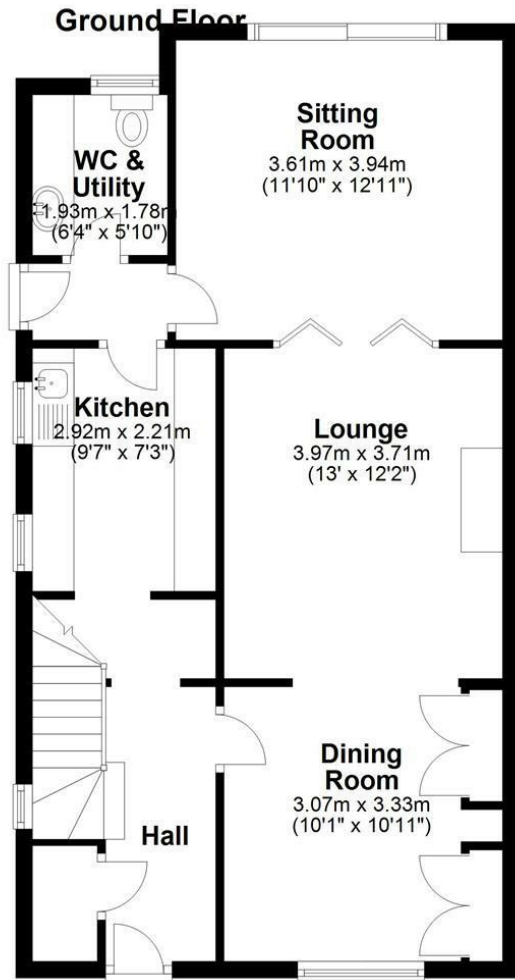
Bedroom Three

2.97m x 2.21m (9'9 x 7'3)

Bathroom

2.21m x 1.83m (7'3 x 6'0)





NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Council Tax Band B Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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