



## Blackpool Street, Burton-On-Trent, DE14 3AR

### Asking Price £190,000

A Traditional Mid Terrace Home offering substantial accommodation within this popular town location of Blackpool Street. The home opens with a welcoming reception hallway, with door into the open plan lounge diner with bay window across the front elevation, feature fire place and window to the rear aspect. The home also benefits a further breakfast room on the rear aspect with feature fire place, under stair storage cupboard and door leading to the kitchen, with a wide selection of fitted units, free standing appliance spaces and back uPVC door to the rear garden.

The first floor has three generous double bedrooms and a fourth single bedroom, fitted bathroom with two piece bathroom suite and separate WC. The home is uPVC double glazed with gas centrally heated.

Outside is the side entry access to the mature established rear garden.

All viewings by strict prior appointment.

## The Accommodation

### Porch & Hallway

### Lounge Area

3.78m x 3.66m (12'5 x 12'0)



### Kitchen

4.17m x 2.92m (13'8 x 9'7)



### Dining Room

3.78m x 3.71m (12'5 x 12'2)



## First Floor

### Bedroom One

3.84m x 3.81m (12'7 x 12'6)

### Bedroom Two

3.48m x 3.45m (11'5 x 11'4)



### Breakfast Room

3.81m x 3.05m (12'6 x 10'0)



### Bedroom Three

4.17m x 2.95m (13'8 x 9'8)

### Bedroom Four

2.57m x 2.26m (8'5 x 7'5)

## Bathroom

2.51m x 1.91m (8'3 x 6'3)



Draft details awaiting vendor approval and subject to change.

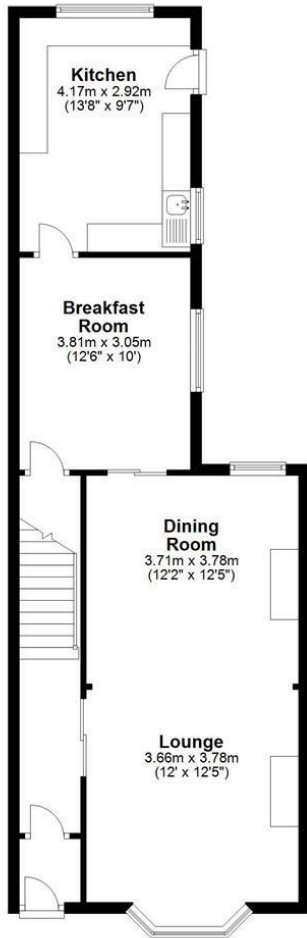
## Separate WC

Mature Rear Garden

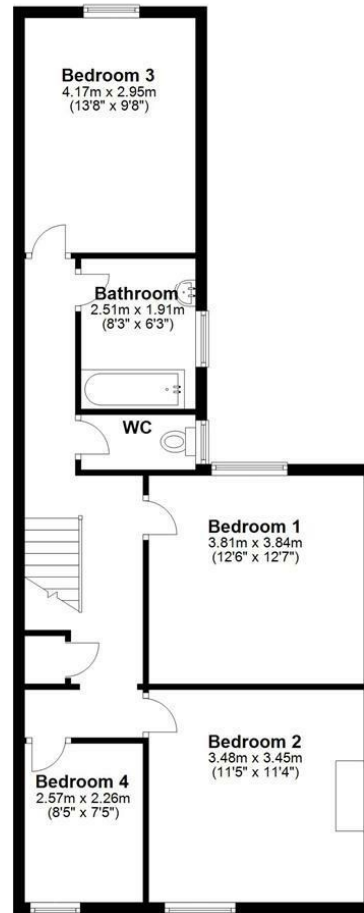




**Ground Floor**



**First Floor**



Total area: approx. 129.3 sq. metres (1391.3 sq. feet)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	28	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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