



Manor Road, Burton-On-Trent, DE15 9SP

£170,000

**** Coming Soon ** Semi Detached Home ** Extensive Garden Plot ****

A delightful bay fronted semi detached home on a generous plot with extensive mature rear gardens offering a high degree of privacy. The internal accommodation provides majority double glazing and opens with a uPVC front door to the hallway, lounge on the front aspect with open plan access to the dining room area with open fire place.

Located off the dining room is an inner hallway with a store room with under-stairs recess and a fitted bathroom, offering WC, basin and bath with complimentary wall tiling. On the rear aspect an extension accommodates the kitchen with freestanding appliance space, and units with door to the rear garden.

The first floor has three good size bedrooms with the master bedroom on the front aspect with walk-in bay window. Outside is a front garden with shared driveway access to the rear extensive garden.

No Upward Chain, View by appointment.

The Accommodation

Hallway

Lounge

3.89m x 3.40m (12'9 x 11'2)



Dining Room

3.30m x 2.92m (10'10 x 9'7)



Kitchen

3.23m x 1.91m (10'7 x 6'3)



Ground Floor Bathroom

First Floor

Bedroom One

3.96m x 3.38m (13'0 x 11'1)

Bedroom Two

3.28m x 2.69m (10'9 x 8'10)

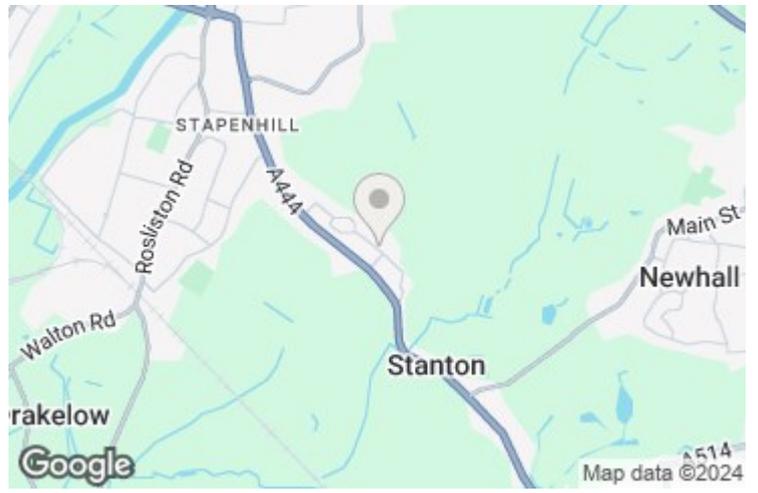
Bedroom Three

2.31m x 2.13m (7'7 x 7'0)

Extensive Garden

Draft details awaiting vendor approval and subject to change. The property is currently going through probate and this could cause a delay to the sale completion date.
Awaiting EPC inspection





Council Tax Band A

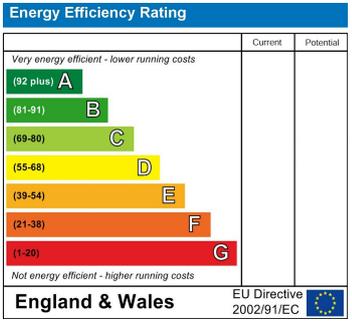
Freehold

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.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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.



01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN