



Woodland Road, Stanton,  
Burton-on-Trent



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Guide price £170,000



## Key Features

- Traditional Semi Detached Home
- Highly Regarded Residential Location
- In Need Of Some Degree Of Improvement & Up-Grading Works
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- Useful Range Of Workshops & Outbuildings
- EPC rating TBC
- Freehold







Situated upon this popular residential location this centrally heated and double glazed traditional home which is worthy of an internal inspection in order to appreciate the accommodation on offer which in brief comprises: - entrance hall, bay windowed front sitting room, inner lobby with useful store off, fitted kitchen, ground floor shower and on the first floor a landing leads to three well proportioned bedrooms. Outside to the front of the home is a shared driveway which leads to a detached block work garage and store, beyond which lies a very useful range of outbuildings.

### Accommodation In Detail

Half obscure Upvc double glazed entrance door leading to:

#### Entrance Hall

having staircase rising to first floor, fitted smoke alarm.

#### Front Sitting Room 3.9m x 3.41m extending to 3.87m into bay

having Upvc double glazed walk-in bay window to front elevation, one double central heating radiator, fitted picture rail, tiled fireplace and hearth with fitted inset gas fire and useful understairs storage cupboard with quarry tiling to floor, shelving, stone thrall and obscure Upvc double glazed window to side elevation.

#### Inner Hallway

having useful utility/store off.

#### Utility/Store

obscure Upvc double glazed window to side elevation, Terrazzo tiling to floor, fitted Worcester condensing combi gas fired central heating boiler and fitted electric meters.

#### Kitchen 2.94m x 3.17m (9'7" x 10'5")

having a range of fitted light oak effect base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, Upvc double glazed window to rear elevation, half obscure double glazed door to rear, plumbing for washing machine and one double central heating radiator.

#### Ground Floor Shower Room

having low level wc, pedestal wash basin, over-sized shower tray with rail, curtain and fitted shower, extensive tiling complement to walls, obscure Upvc double glazed window to rear elevation and one double central heating radiator.

#### On The First Floor

#### Landing

having access to loft and fitted smoke alarm.

**Bedroom One 3.96m x 3.35m extending to 3.96m into bay** having Upvc double glazed walk-in bay window to front elevation, one double central heating radiator, fitted picture rail, cast iron fire surround and overstairs storage cupboard.

#### Bedroom Two 3.30m x 2.70m (10'10" x 8'11")

having Upvc double glazed window overlooking the rear garden, one double central heating radiator and fitted picture rail.

#### Bedroom Three 2.38m x 2.16m (7'10" x 7'1")

having Upvc double glazed window to rear elevation and one central heating radiator.

#### Outside

To the front of the home is a lawned and paved fore garden, an adjacent shared driveway leads to a detached garage, beyond which is a small store and a subsequent further sectional garage. The garden to the rear is of very good proportions and features a large flagged patio area, extensive lawned garden with shrubs. There is external water and lighting. The garden being approximately 28m in length.

#### Garage 6.24m x 2.54m (20'6" x 8'4")

having up and over door, electric light, power and rear courtesy door.

#### Store/Workshop 2.20m x 3.42m (7'2" x 11'2")

having electric lighting and power.

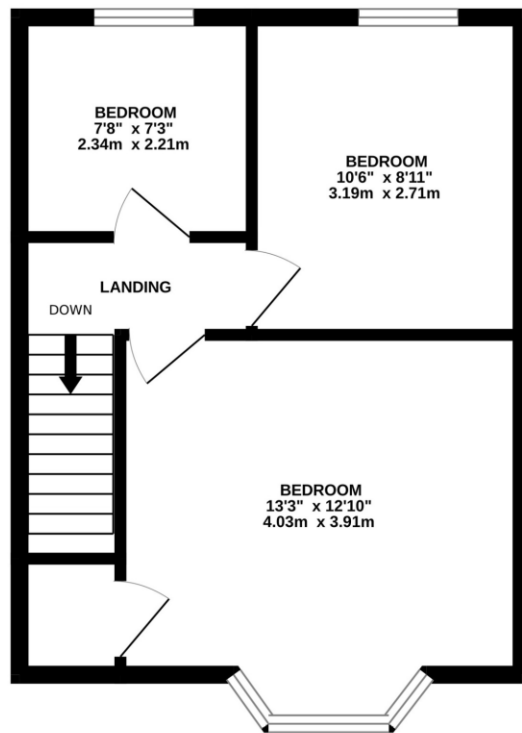
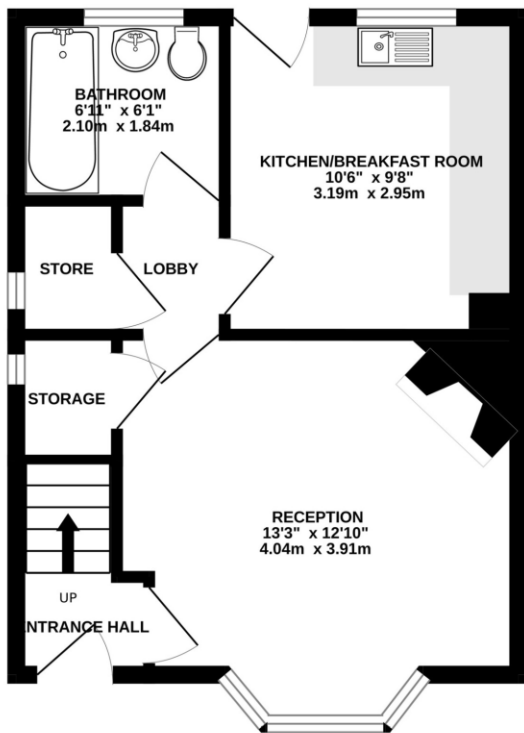
#### Sectional Garage 2.80m x 5.45m (9'2" x 17'11")

having electric lighting and power.



**GROUND FLOOR**  
355 sq.ft. (33.0 sq.m.) approx.

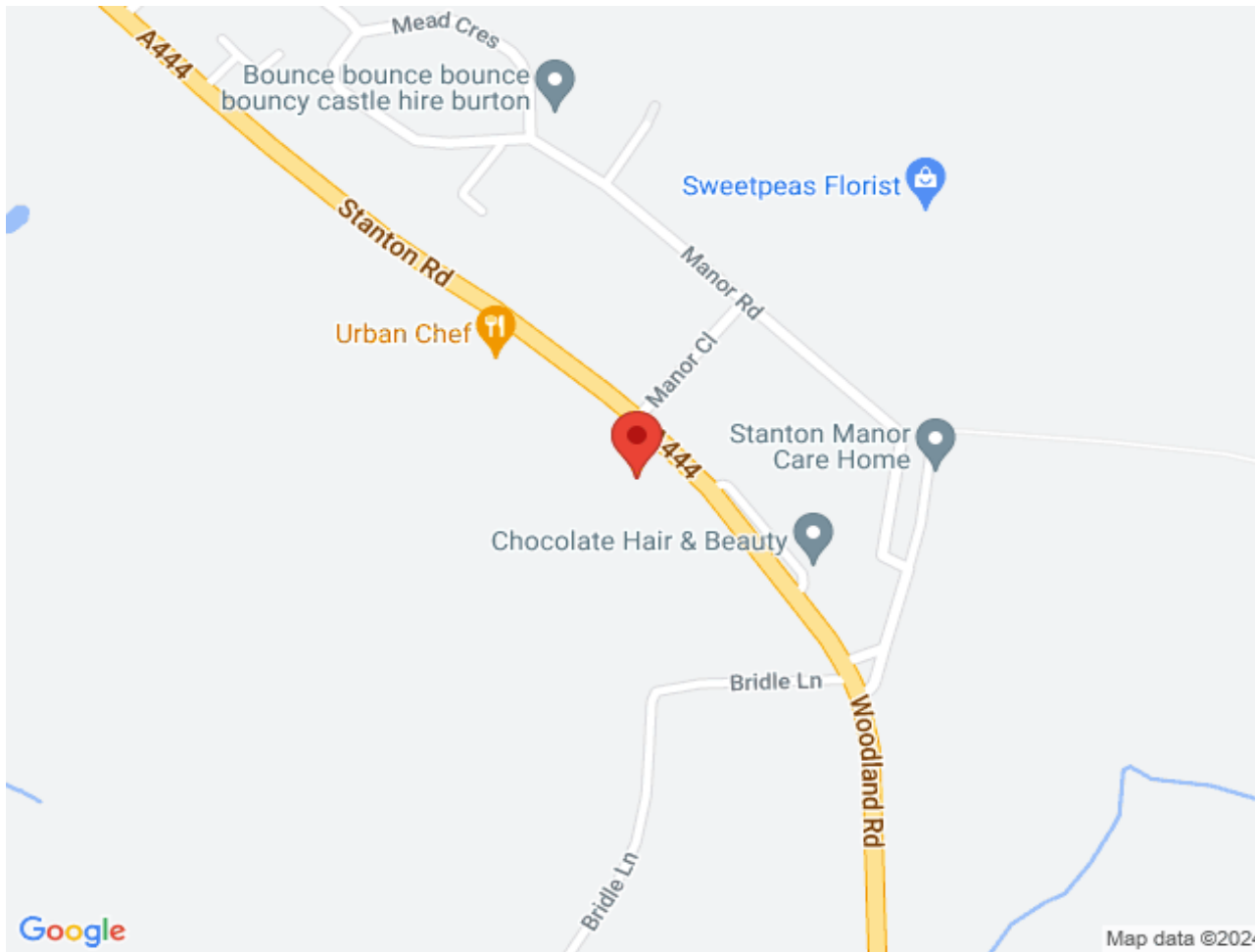
**1ST FLOOR**  
367 sq.ft. (34.1 sq.m.) approx.



**TOTAL FLOOR AREA : 722 sq.ft. (67.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

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