



Ridgeway Road, Stapenhill,
Burton-on-Trent



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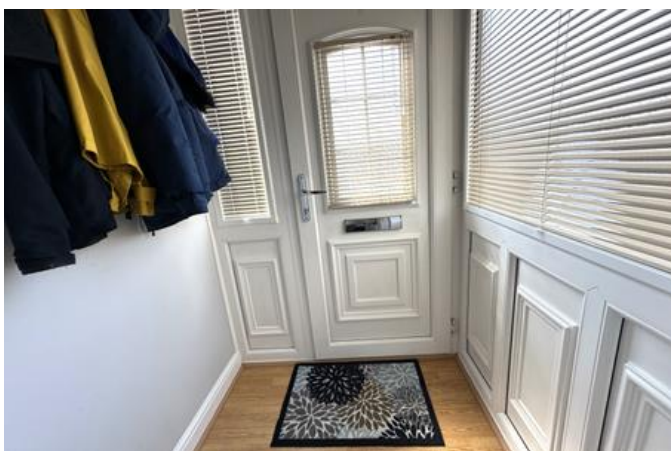
Guide price £220,000



Key Features

- No Upward Chain
- Three Bedroomed Semi Detached Home
- Two Reception Rooms
- Spectacular Views To The Front
- Upvc Double Glazing & Gas Fire Central Heating
- Bespoke Fitted Wardrobes To Master & Second Bedroom
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well appointed three bed roomed semi detached property in Stapenhill. Sitting well on the road the property offers fantastic views from the first floor. In brief the accommodation comprises: - porch, lounge, dining room, kitchen and on the first floor a landing leads to two good sized double bedrooms, good sized third bedroom and a well appointed shower room. To the rear is a well maintained tiered garden with plenty of seating areas. With the single garage and shared driveway this property needs to be viewed in order to appreciate its size and location.

Accommodation In Detail

Upvc double glazed door leading to:

Porch

having Upvc double glazing with built-in blinds, hanging space, wood effect laminate flooring and glass panelled door leading through to:

Lounge 3.63m x 4.95m (11'11" x 16'2")

having marble hearth and surround with fitted gas fire, BT and tv aerial points, satellite point, built-in surround sound, understairs storage, carpet to floor, one central heating radiator and Upvc double glazed bow window to front elevation with built-in blinds.

Dining Room 3.74m x 2.71m (12'4" x 8'11")

having staircase rising to first floor, one central heating radiator, wood effect laminate flooring, and Upvc double glazed sliding patio doors.

Kitchen 3.74m x 2.10m (12'4" x 6'11")

having a range of base and wall mounted units, roll top granite effect work top, composite sink and drainer with chrome mixer tap, electric oven, four ring electric hob with extractor fan over, space for washing machine, dishwasher and fridge/freezer, full

tiling to walls, Worcester Bosch combination boiler, consumer unit for electrics, one central heating radiator, tiling to floor, frosted Upvc double glazed door to side elevation and Upvc double glazed windows to rear elevation with built-in blinds.

On The First Floor

Landing

having access to loft space, smoke alarm and overstairs storage cupboard with light and shelving.

Master Bedroom 3.75m x 3.10m (12'4" x 10'2")

having bespoke fitted wardrobes with range of shelves, hangers and drawers, tv aerial point, central heating radiator, Upvc double glazed window to rear elevation.

Bedroom Two 3.66m x 2.73m (12'0" x 9'0")

having bespoke fitted wardrobes with range of shelves and hangers, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Three 2.68m x 2.12m (8'10" x 7'0")

having BT and tv aerial points, one central heating radiator and Upvc double glazed window to front elevation.

Shower Room 2.50m x 1.85m (8'2" x 6'1")

having low level wc with hidden cistern, vanity wash basin with chrome tap, quadrant shower cubicle with chrome thermostatic waterfall shower and hand held, built-in storage, fully tiled, extractor fan, frosted Upvc double glazed window to rear elevation and chrome heated towel radiator.



Outside

To the front of the property is a tiered garden with retaining wall which is sleepered and gravelled for low maintenance, a paved pathway leads to the porch. To the side is a shared tarmac driveway. To the rear is an enclosed garden which is tiered. The first tier has a decked seating area, on the second tier is a paved seating area and over the garage is a further seating area which is mainly set to artificial grass. There are well planted borders and a pergola feature. There is a garage with storage space for bins,

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.

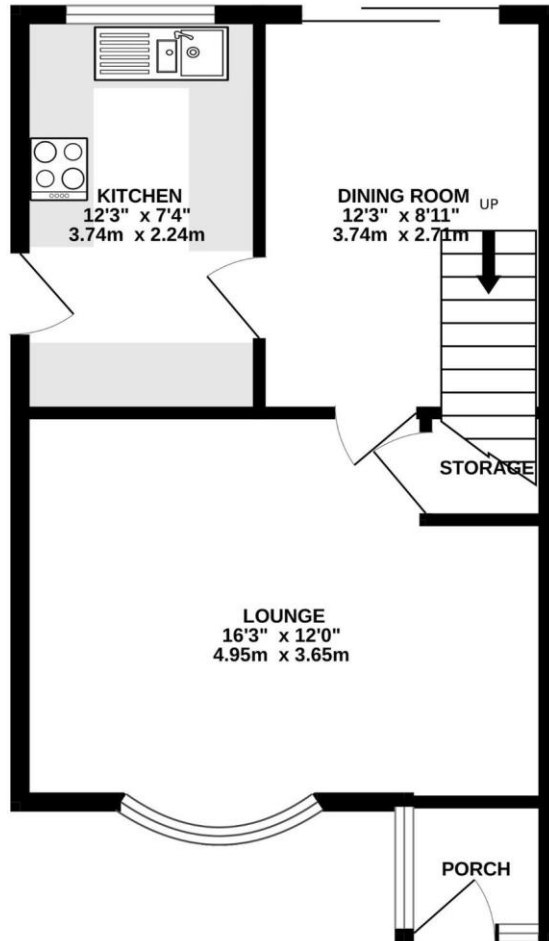
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

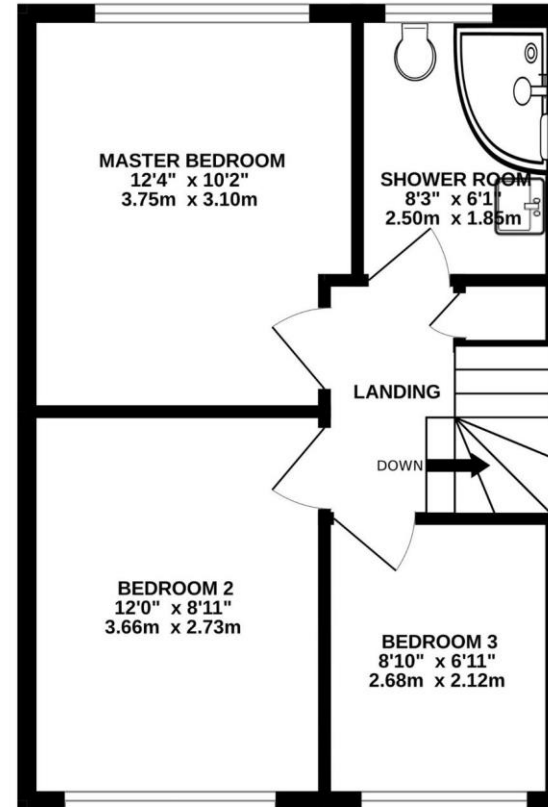




GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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