



Ridgeway Road, Stapenhill,
Burton-on-Trent



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OIRO £190,000



Key Features

- Well Presented Semi Detached Home
- Convenient Location Within a Mile Of Local Shops & Paulet High School
- 1.5 miles From Burton Town Centre
- Central Heating & Double Glazing
- Open Plan Dining Kitchen
- Three Bedrooms
- Driveway & Garage
- Vacant Possession
- EPC rating C
- Freehold





A very well presented semi detached home on this well established residential road. The location is convenient for access to local facilities and schools. the property is well presented and in brief comprises: - entrance porch, lounge, dining kitchen, three bedrooms and shower room. Outside is a low maintenance gardens to front and rear together with a garage.

Accommodation In Detail

Upvc entrance door leading through to

Entrance Porch

having door leading through to

Lounge 4.93m x 3.62m (16'2" x 11'11")

having full height window to front elevation, central heating radiator, understairs store cupboard and double doors opening through into

Dining Kitchen 4.94m x 3.62m (16'2" x 11'11")

having a range of white high gloss fronted base cupboards and drawers with matching wall mounted units, stainless steel sink with mixer tap, splashbacks, appliance space, four ring ceramic hob with stainless steel splashback, built-in eye level oven, natural wooden floor, windows to side and rear elevations , sliding door leading out to rear garden, staircase rising to first floor, one central heating radiator and double doors opening into the lounge.

On The First Floor

Landing

Bedroom One 3.75m x 3.12m (12'4" x 10'2")

having central heating radiator and window to rear elevation.

Bedroom Two 3.65m x 2.72m (12'0" x 8'11")

having central heating radiator and window to front elevation.

Bedroom Three 2.64m x 2.12m (8'8" x 7'0")

having central heating radiator and window to front elevation.

Shower Room

being well appointed and having twin sized shower cubicle, tiled surrounds, wc, wash basin, central heating radiator and window to rear elevation.

Outside

To the front is a shared driveway which gives access to the garage and rear garden. There is a walled fore garden laid to stone for ease of maintenance, there is a vehicular gate leading to the rear courtyard area which is block paved with raised flower beds and steps rise to a further garden area with a variety of shrubs and plants.

Services

All mains are believed to be connected.

Measurement

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

Tenure

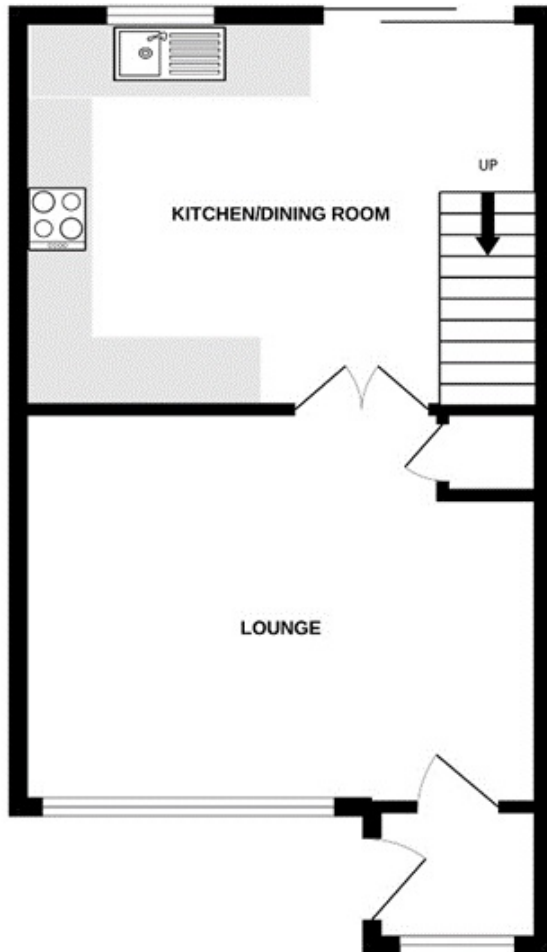
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

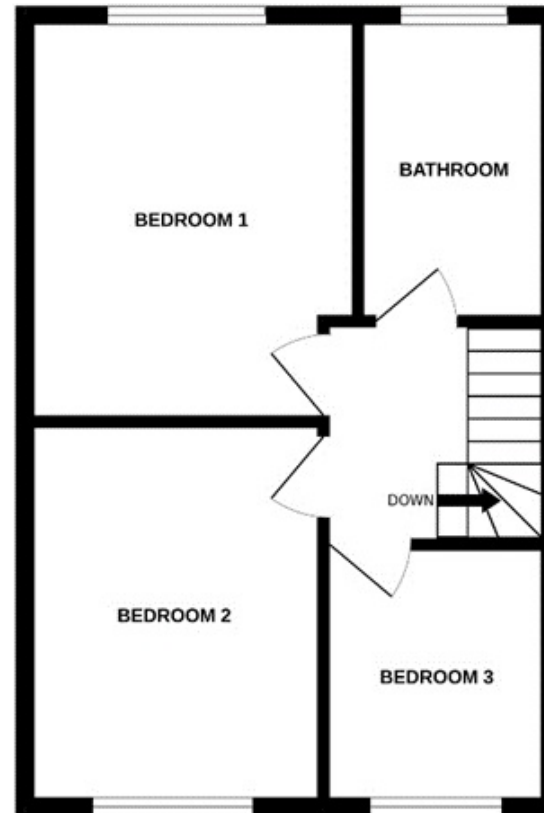
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



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

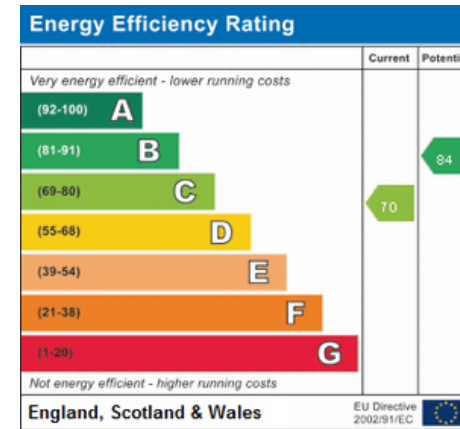


1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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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Address:
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