



Empire Road, Winshill, Burton-on-Trent



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2

£185,000



Key Features

- Four Bedroomed Traditional Home
- Popular Residential Location
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- Pleasant Landscaped Gardens
- Viewing A Must To Appreciate
- EPC rating C
- Freehold





Situated in this popular residential location this gas centrally heated traditional family home offers deceptively spacious family living accommodation which in brief comprises: - entrance hall, large lounge, dining room and fitted kitchen with brick built porch off. On the first floor a landing leads to four well proportioned bedrooms and bathroom. Outside to the front is a mainly lawned fore garden and to the rear is a mature enclosed garden which is well screened and features two large brick built stores and an outside wc.

Accommodation In Detail

Open Canopied Entrance

having half obscure leaded and stain glazed entrance door with obscure leaded double glazed panel to side leading to:

Entrance Hall 2.35m x 2.1m (7'8" x 6'11")

having staircase rising to first floor, ceramic tiling to floor, fitted smoke alarm, coving to ceiling and one central heating radiator.

Lounge 3.35m x 4.1m (11'0" x 13'6")

having Upvc double glazed window to front elevation, one central heating radiator, coving to ceiling, wall light points, fitted dado rail and feature fireplace with fitted gas fire.

Rear Sitting Room 2.8m x 2.85m (9'2" x 9'5")

having Upvc double glazed window to rear elevation, one central heating radiator, laminate flooring, wall light points and feature oak effect fireplace with marble backplate and hearth with inset living flame gas fire.

Fitted Kitchen 2.2m x 3.1m (7'2" x 10'2")

having a good range of maple effect base and eye level units with complementary rolled edged working surfaces, gas cooker point, plumbing for washing machine, ceramic tiling to floor, Upvc double glazed window and half obscure double glazed door to rear elevation and stainless steel sink and draining unit.

Brick Built Porch 1.75m x 2.9m (5'8" x 9'6")

having Upvc double glazed windows and half double glazed door to side elevation and ceramic tiling to floor.

On The First Floor

Landing

having access to loft space, fitted smoke alarm, coving to ceiling and fitted full height store.

Bedroom One 4.2m x 3.4m (13'10" x 11'2")

having twin Upvc double glazed windows to front elevation, one double central heating radiator and built-in store housing fitted Potterton condensing combi gas fired central heating boiler.

Bedroom Two 3.1m x 3.1m (10'2" x 10'2")

having Upvc double glazed window to rear elevation, one double central heating radiator and useful full height store/wardrobe.

Bedroom Three

having Upvc double glazed window to front elevation, one double central heating radiator and useful overstairs store/wardrobe.

Bedroom Four 2.3m x 2.84m (7'6" x 9'4")

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

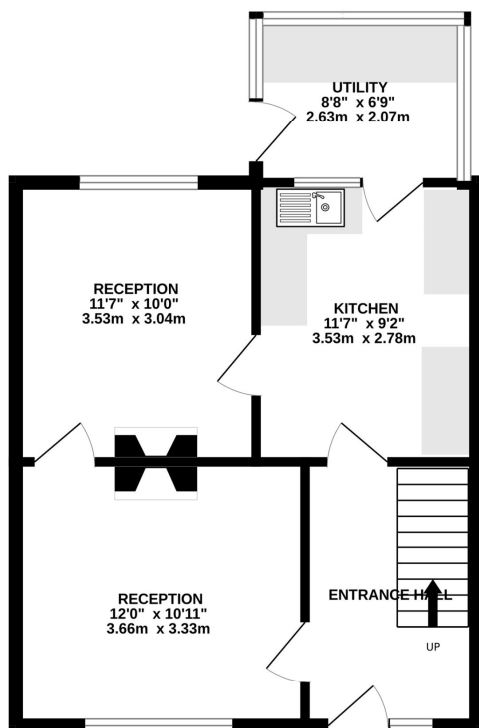
Bathroom

having suite comprising panelled bath with thermostatically controlled shower over, pedestal wash basin, low level wc, full tiling complement to three walls, obscure Upvc double glazed window to rear elevation and one central heating radiator.

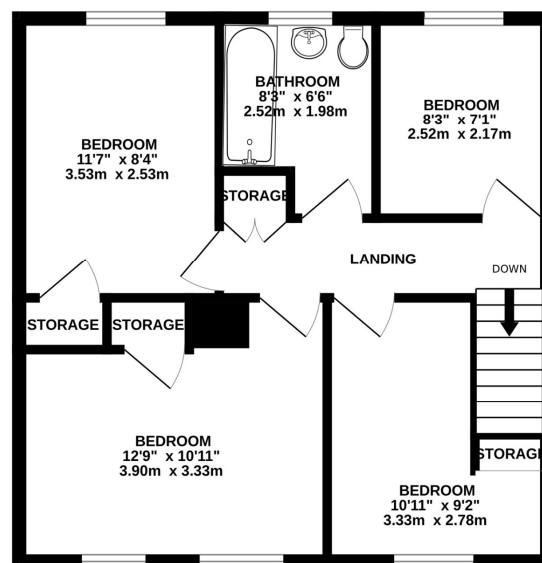
Outside

The property is set back from the road behind a mainly lawned fore garden with a small planted raised border. To the rear is a pleasant enclosed garden with a good range of useful outhouses. The garden is well screened by timber fencing and features patio, planting areas, lawns and provides a variety of mature trees and shrubs. There is a beautiful outside store, outside wc and another further garden store.

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



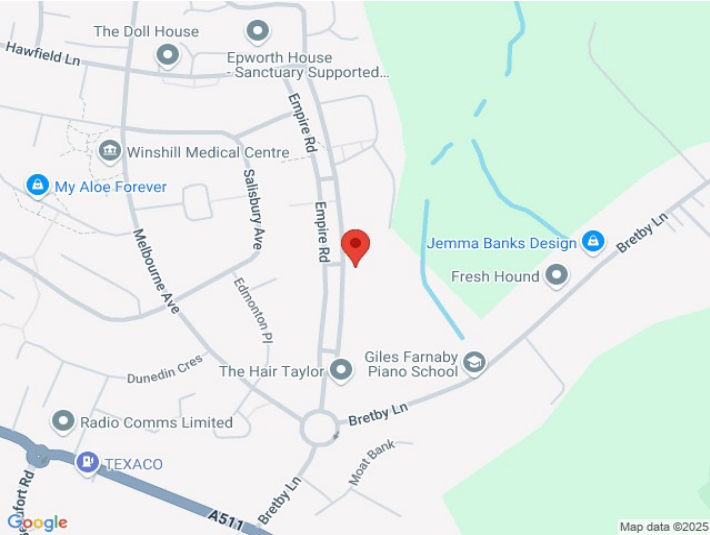
1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 968 sq.ft. (90.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	84
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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