



Frederick Street, Stapenhill,
Burton-on-Trent



3



1



2

£150,000



Key Features

- Traditional Three Bedroomed Home
- Immediate Vacant Possession
- Upvc Double Glazing & Gas Central Heating
- Two Good Sized Reception Rooms
- Ideal First Time Or Investment Home
- Viewing A Must To Appreciate
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this spacious Victorian traditional bay windowed terraced home located in a popular and convenient position. Benefitting from immediate vacant possession this centrally heated and double glazed home is sure to make a good starter home or investment. In brief the accommodation comprises: - bay windowed front sitting room, rear sitting room, kitchen, utility room and on the first floor a landing leads to three very well proportioned bedrooms and bathroom. Outside to the front is a small fore garden and to the rear is a pleasant and mainly lawned garden.

Accommodation In Detail

Half obscure Upvc double glazed entrance door with obscure double glazed light over leading to:

Front Sitting Room

having Upvc double glazed bay window to front elevation, feature ornate cast iron fireplace with living flame gas fire surmounted on a black granite hearth, fitted meter cupboard, one central heating radiator, stepped moulded plaster coving.

Inner Lobby

having useful understairs storage cupboard.

Rear Sitting Room 3.56m x 3.62m (11'8" x 11'11")

having Upvc double glazed sash style window to rear elevation, one central heating radiator and feature burnished cast iron fireplace surmounted on a black granite polished hearth.

Kitchen 3.76m x 2.09m (12'4" x 6'11")

having a good range of cream fronted base and eye level units with complementary maple effect working surfaces, four ring gas hob with electric oven under, one central heating radiator, fitted stainless steel extractor vent, stainless steel sink and draining unit, Upvc double glazed sash style window to side elevation and half obscure Upvc double glazed door to side.

Utility Room 1.04m x 2.96m (3'5" x 9'8")

having Upvc double glazed window to side elevation, wall mounted condensing combi gas fired central heating boiler and fitted cream base unit with work surface over.

On The First Floor

Landing

having access to loft, one central heating radiator and fitted smoke alarm.

Bedroom One 4.6m x 3.72m (15'1" x 12'2")

having twin sash style windows to front elevation, one central heating radiator, ornate cast iron fireplace, coving to ceiling overstairs storage cupboard.

Bedroom Two 3.6m x 3.65m (11'10" x 12'0")

having useful overstairs storage cupboard, ornate cast iron fireplace, Upvc double glazed sash style window to rear elevation and one central heating radiator.

Bedroom Three 2m x 2.1m (6'7" x 6'11")

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

Bathroom 1.68m x 3.14m (5'6" x 10'4")

having obscure Upvc double glazed window to rear elevation, vanity wash basin, P-shaped bath with shower over, low level wc and heated chrome ladder towel radiator.

Outside

To the front of the property is a small fore garden. To the rear is a pleasant mainly lawned garden screened by timber fencing. There is an outside store.

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.

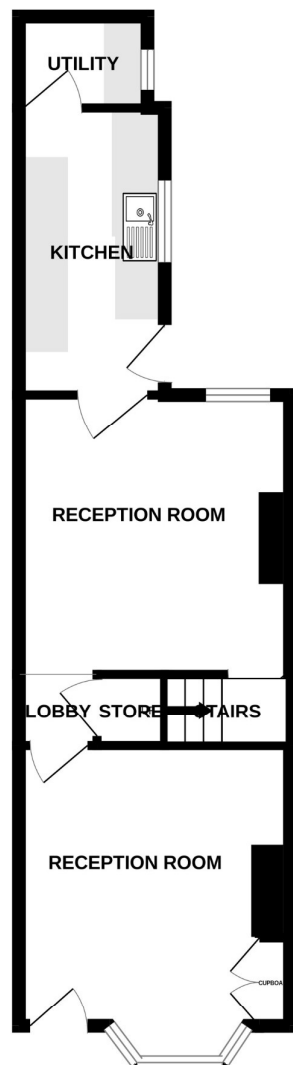
Tenure

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.

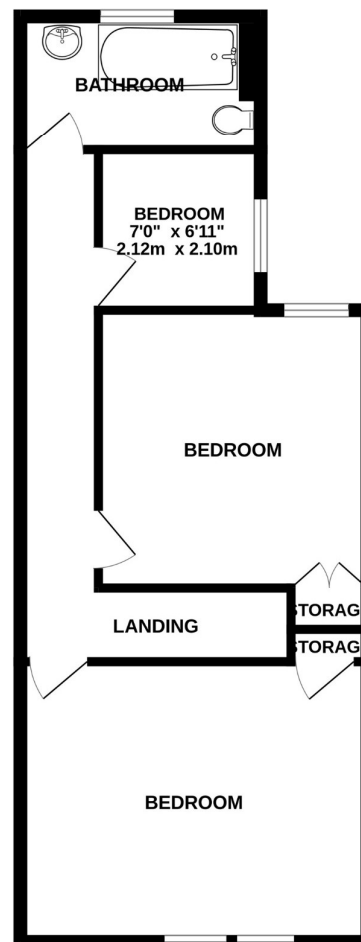
Note

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
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



9 FREDERICK STREET STAPENHILL DE15 9HB

TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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