



Grange Street, Burton-on-Trent





£150,000



## Key Features

- Mid Terraced Home
- Two Double Bedrooms
- Immaculately Presented
- Unique Layout
- Large Reception Room
- Upstairs Bathroom
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented two bedroomed mid terraced property located centrally to the town of Burton on Trent. Benefitting from superb decoration throughout and spacious room sizes this property is ideal for any first time buyer, downsizer or investor. In brief the accommodation comprises:

- shared porchway, lounge, dining kitchen, storage room and on the first floor a landing leads to two double bedrooms and bathroom. Externally the property has a large rear garden, shared access for bins and further outside storage. Viewings for this property are highly recommended to appreciate the specification inside.

#### Accommodation In Detail

Shared porch having electric meter and wooden front door leading to:

#### Lounge 4.63m x 3.27m (15'2" x 10'8")

having BT point, tv aerial point, gas meter, consumer unit for electrics, Herringbone wood effect click laminate flooring, one central heating radiator and Upvc double glazed window to front elevation.

#### Dining Kitchen 4.14m x 3.72m (13'7" x 12'2")

having staircase rising to first floor, range of base and wall mounted units, low profile marble effect working surface, composite sink and drainer with black mixer tap, electric single oven with four ring gas hob and extractor over, cupboard housing gas fired combination boiler, space for washing machine and fridge/freezer, Herringbone wood effect click laminate flooring, one central heating radiator, two Upvc double glazed windows to rear elevation, frosted Upvc double glazed door to rear and built-in storage cupboard having power and single paned glass window.

#### On The First Floor

#### Large Galleried Landing

having two built-in storage cupboards, neutral carpeting throughout first floor, access to loft space, one central heating radiator and Upvc double glazed window to front elevation.

#### Master Bedroom 3.18m x 3.26m (10'5" x 10'8")

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

#### Bedroom Two 3m x 3.69m (9'10" x 12'1")

having feature single paned glass window to hallway, one central heating radiator and Upvc double glazed window to rear elevation.

#### Bathroom 1.41m x 2.61m (4'7" x 8'7")

having low level wc, pedestal wash basin with chrome taps, bath with chrome mixer tap and shower over, tiling to walls, tiling to floor, one central heating radiator and obscure Upvc double glazed window to rear elevation.

#### Outside

The property has a good sized rear garden featuring a detached outhouse, paved patio area and the rest of the garden is mainly laid to lawn with an accessway to a shared entry.

#### 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

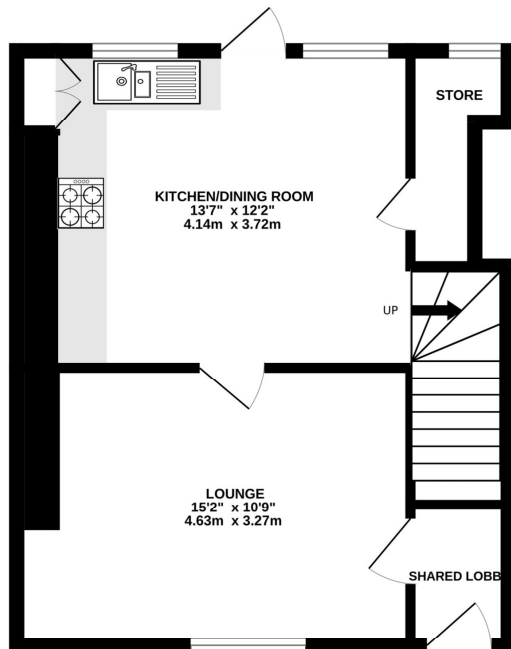
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### Note

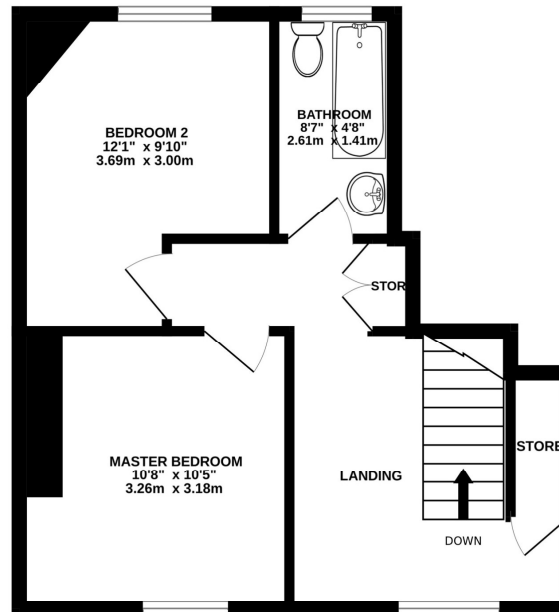
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



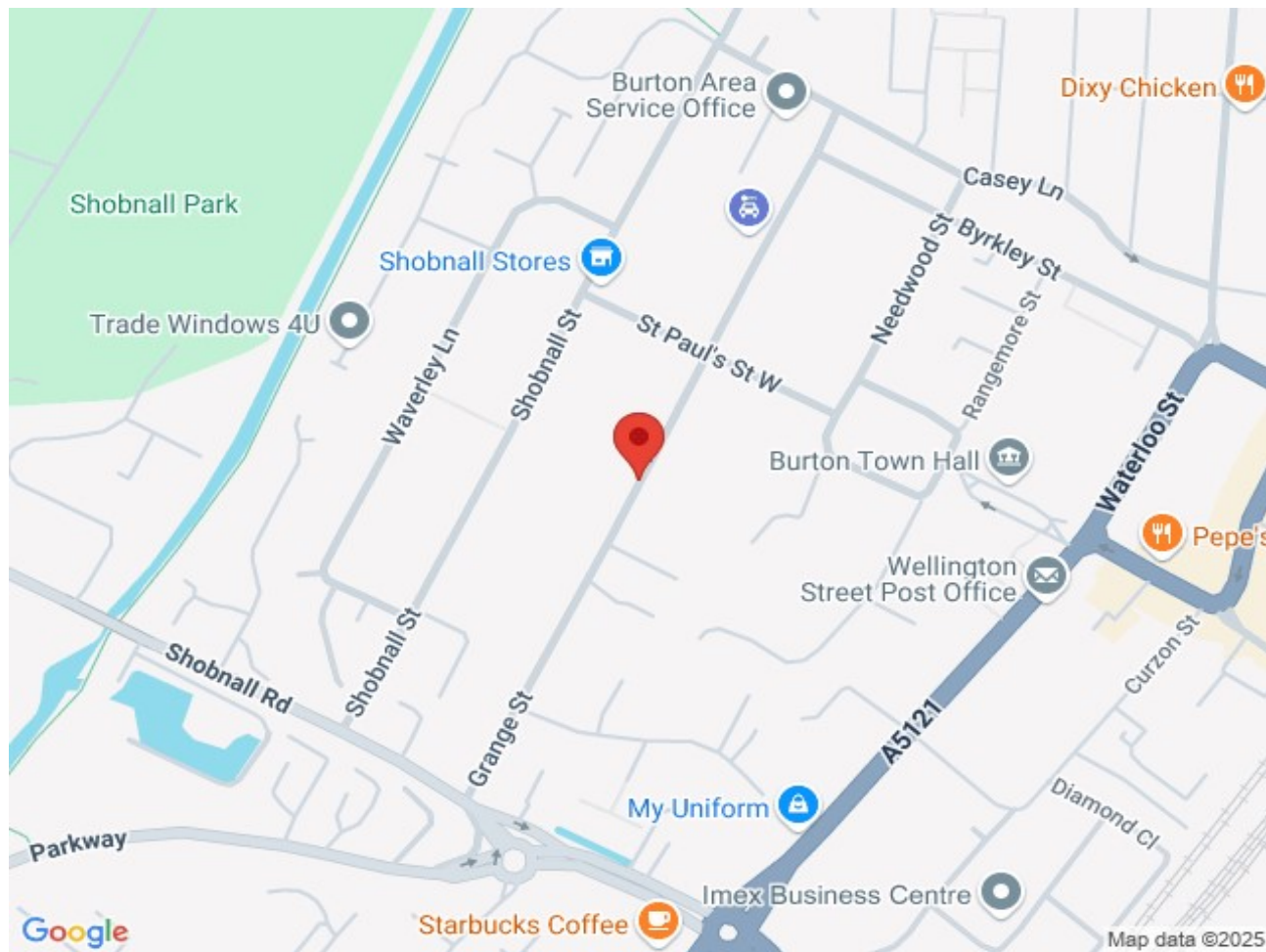
1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(56-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		