



East Street, Winshill, Burton-on-Trent



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Guide price £160,000



Key Features

- Spacious Three Bedroomed Town House
- Popular Residential Location
- Immediate Vacant Possession
- Upvc Double Glazing & Gas Fired Central Heating
- Re-Fitted Kitchen & Bathroom
- Excellent Family Home
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this spacious three bedroomed town house residence located in a popular residential location. Arranged over two floors in brief the accommodation comprises: - entrance lobby with utility area, entrance hall with large guest cloak room off, re-fitted breakfast kitchen, large lounge/diner and on the first floor a landing leads to three well proportioned bedrooms and bathroom with modern white suite. Outside to the front is a small fore garden and to the rear is an enclosed a garden with patio and lawned areas.

Accommodation In Detail

Upvc entrance door with obscure double glazed light leading to:

Entrance Lobby

having one double central heating radiator, obscure Upvc double glazed window to front elevation, low intensity spotlights to ceiling and plumbing for washing machine.

Entrance Hall

having one central heating radiator, staircase rising to first floor, fitted smoke alarm, useful understairs storage cupboard and further full height storage cupboard.

Large Guest Cloak Room

having low level wc, vanity wash basin, glazed window to front elevation and low intensity spotlights to ceiling.

Re-Fitted Kitchen 2.86m x 3.43m (9'5" x 11'4")

having a good range of cream fronted base and eye level units with complementary rolled edged working surfaces, four ring electric hob with extractor over and oven under, stainless steel sink and draining unit and Upvc double glazed window to front elevation.

Large Lounge/Diner 6.56m x 2.85m extending to 3.57m

having fitted laminate flooring, Upvc double glazed window to rear elevation, one central heating radiator and sliding double glazed patio doors opening out to the rear patio.

On The First Floor

Landing

having access to loft space, fitted smoke alarm and large full height storage cupboard housing fitted Ideal condensing combi gas fired central heating boiler.

Master Bedroom 3.1m x 3.57m (10'2" x 11'8")

having Upvc double glazed window to rear elevation, one central heating radiator and range if built-in wardrobes.

Bedroom Two 2.84m x 3.53m (9'4" x 11'7")

having Upvc double glazed window to front elevation, one central heating radiator and range of built-in wardrobes.

Bedroom Three 2.84m x 2.97m (9'4" x 9'8")

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

Bathroom

having three piece white suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, obscure Upvc double glazed window to front elevation, one central heating radiator, fitted shaver point and full tiling complement to walls.

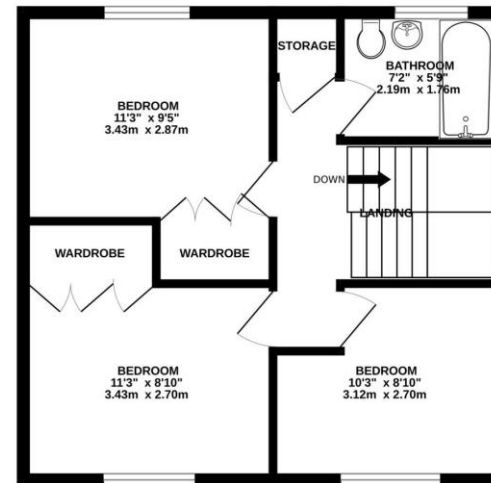
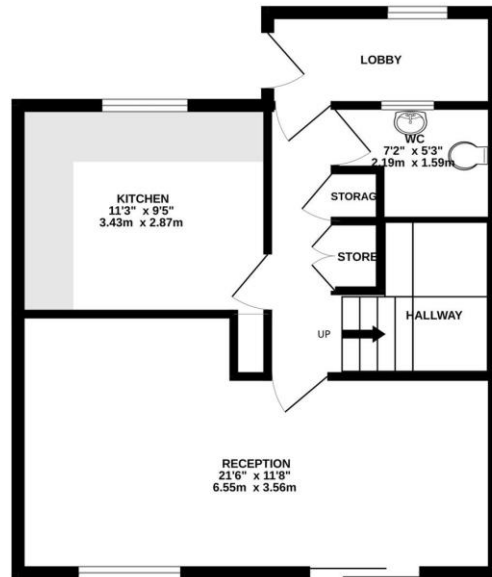
Outside

To the front of the home is a mainly lawned fore garden. To the rear is a easy to maintain garden featuring patio and lawned areas together with a brick built store.



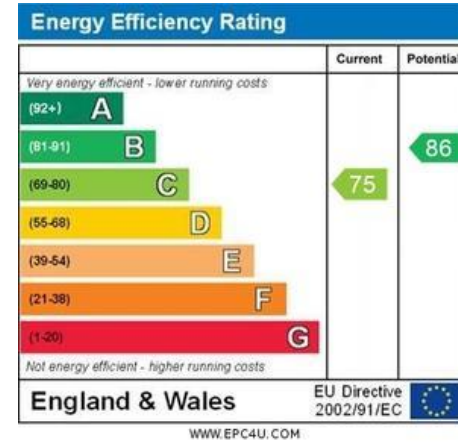
GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.2 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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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.

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