



Scalpcliffe Road, Burton-on-Trent, DE15 9AA

£185,000

Freehold



acquire  
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Burton-on-Trent  
DE15 9AA  
**185,000**  
**Freehold**

Acquire Sales and lettings are pleased to bring to the market this modern 3 bedroom home with parking for two cars, ensuite to the master and walking distance to the town centre. The property briefly comprises entry into kitchen/diner with access to downstairs WC, living room and stairs. To the first floor are three bedrooms with ensuite to master and family bathroom. A very smart enclosed rear garden with patio and lawned area. The property is offered with no upward chain and benefits from upvc double glazing and gas central heating.



**KITCHEN/DINER**

14' 10" x 11' 6" (4.53m x 3.53m) A very modern kitchen/diner with plenty of worktop and cupboard space. There is space for a washing machine, American fridge freezer, dining table and chairs. The cooker is built in with electric hob and extractor fan over.

**LIVING ROOM**

11' 9" x 14' 5" (3.60m x 4.41m) A large lounge with patio doors to the lovely rear garden. There are multiple plug sockets, a television point, spotlights in ceiling and carpeted flooring

**WC**

Vinyl laminate to floor, gas central heated radiator and upvc double glazed window to front elevation. Two piece suite comprising of a wash basin and toilet.

**BEDROOM 1**

10' 2" x 11' 1" (3.10m x 3.40m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation.

**ENSUITE**

Vinyl laminate to floor, gas central heated radiator and upvc double glazed window to front elevation. Tiled walls with three piece suite comprising of enclosed shower cubicle, wash hand basin and low level WC.

**BEDROOM 2**

10' 10" x 7' 6" (3.31m x 2.31m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation.

**BEDROOM 3**

9' 3" x 6' 7" (2.83m x 2.01m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation.

**BATHROOM**

Vinyl laminate to floor and gas central heated towel rail. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc.

**OUTSIDE**

To the rear of the property is a private enclosed garden with patio area and lawned area. There is also a back gate for access.

To the front of the property there is parking for two cars on a paved driveway.

**DISCLAIMER**

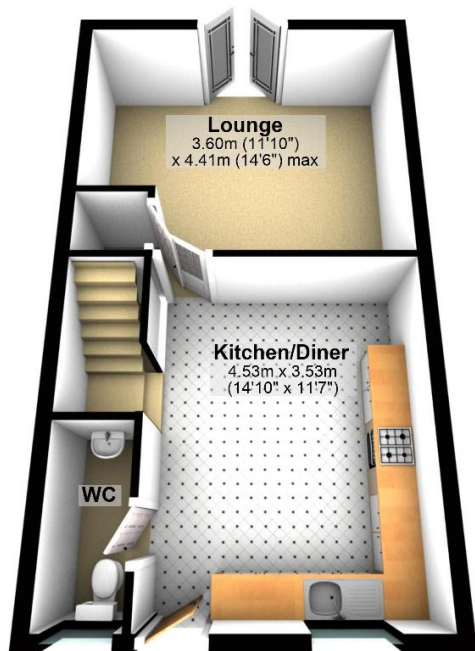
Council tax band B.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. 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.

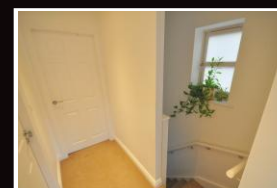


Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

**Ground Floor**



**First Floor**



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.