



Stanton Road, Burton-on-Trent, DE15 9SG
Offers Over £125,000
Freehold



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Acquire Sales and Lettings are pleased to bring to the market this modern and spacious two bedroom terraced that has recently undergone renovation. The property briefly comprises entrance into large, open plan living/kitchen with shower room and stairs off. To the first floor there are two, well sized double bedrooms. Externally, there is a low maintenance garden to the rear with gates for vehicle access via a private road which also provides the opportunity for off road parking. The property is offered with no upward chain and vacant possession.



OPEN PLAN LIVING AREA

11' 11" x 11' 8" (3.637m x 3.576m) Vinyl laminate to floor, upvc double glazed window to front elevation, gas central heated radiator and air condition unit for heating and cooling.

OPEN PLAN KITCHEN/DINING AREA

11' 0" x 8' 5" (3.353m x 2.579m) Vinyl laminate to floor, upvc double glazed window to rear garden and large under stairs storage cupboard. The kitchen has been recently fitted and offers a full range of modern wall and base units with electric oven and hob with extractor over. Integrated appliances including fridge/freezer and washing machine. All appliances still under warranty. Space for 2 seater dining table.

REAR LOBBY

2' 10" x 2' 3" (0.864m x 0.710m) Tiles to floor and offers access to open plan kitchen, shower room and external door to garden.

SHOWER ROOM

7' 0" x 5' 4" (2.143m x 1.634m) (at longest) Tiles to floor, gas central heated towel rail and upvc double glazed window to rear elevation. Tiled splash back walls with three piece suite comprising of enclosed shower cubicle, wash hand basin and low level wc.

STAIRS AND LANDING

Carpeted flooring and access to two double bedrooms and loft.

BEDROOM 1

11' 11" x 11' 8" (3.648m x 3.581m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation. Characterful feature fireplace. Air condition unit for heating and cooling.

BEDROOM 2

11' 0" x 8' 5" (3.378m x 2.581m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation. Over stairs storage cupboard housing combi boiler with Hive system. Air condition unit for heating and cooling.

OUTSIDE

To the rear of the property is a low maintenance, stoned garden. There is access through rear door and double gates which allows vehicle access. Behind the property is tarmacked area which provides the opportunity for off road parking.

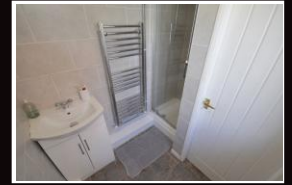
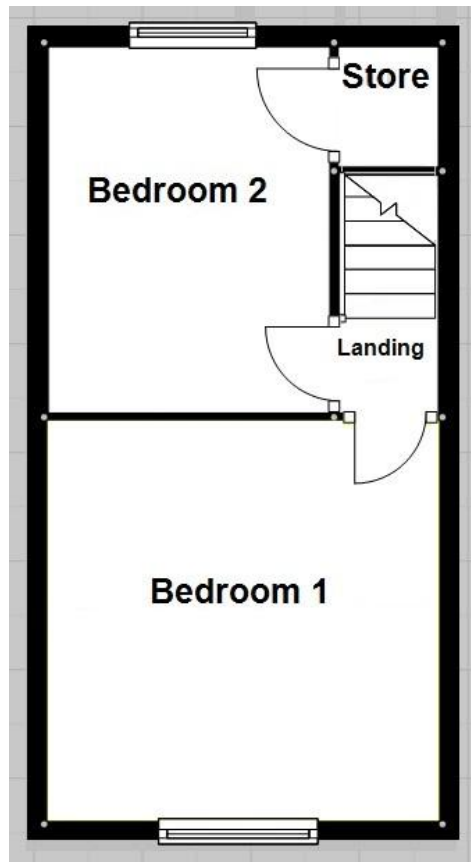
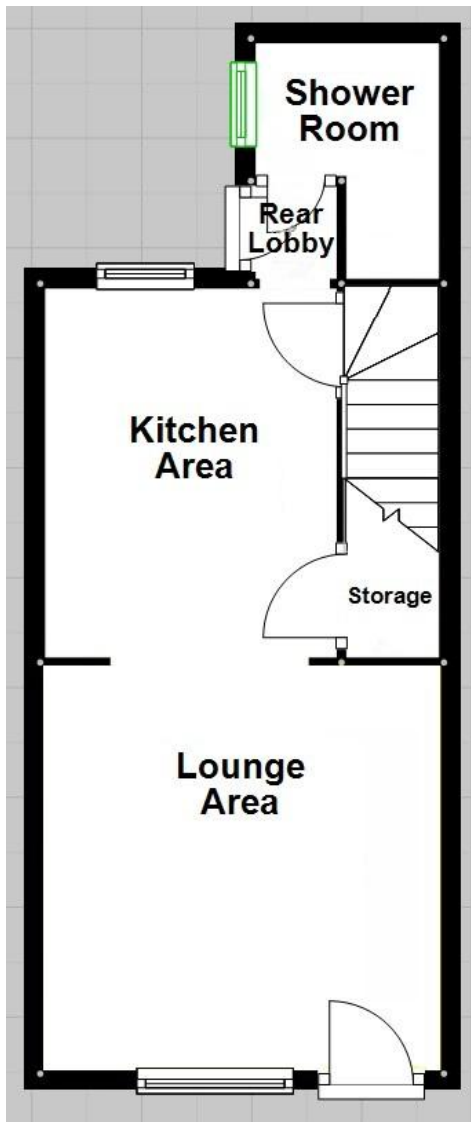
DISCLAIMER

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		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		



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Burton Branch
181 Station Street Burton,
DE14 1BN
01283 564441
burt on@acquireproperties.co.uk

Derby Branch
Royal Glen Park, Row allan Way,
Chellaston, DE73 5XE
01332 700362
chellaston@acquireproperties.co.uk

Chesterfield Branch
Unit 3, Barnfield Close, Staveley,
Chesterfield, S43 3UL
01246 205204
chesterfield@acquireproperties.co.uk

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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.