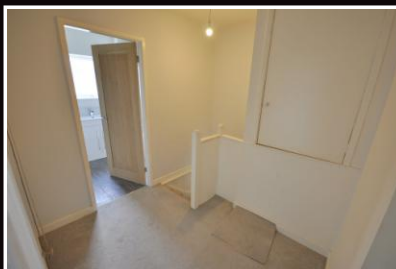




Westfield Road, Burton-on-Trent, DE13 0TL
£140,000
Freehold



acquire
sales & lettings



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Burton-on-Trent
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Acquire Sales and Lettings are pleased to bring this large mid terraced house to the market. Offered with no upward chain, the property comprises of entrance into porch, leading to spacious entrance hall with access to large living room/diner and kitchen with conservatory/lean to off. To the first floor are three well sized bedrooms and bathroom. To the front of the property is a generous sized driveway with space for multiple cars and there is a garden to the rear. The property is walking distance to Burton Queens Hospital and the town centre with bus station and train station. There is easy access to A38, A50 and M1.



ENTRANCE HALL

Entrance porch leading into large hallway. Vinyl laminate to floor, gas central heated radiator and access to living room/diner, kitchen and stairs with storage beneath.

LIVING ROOM/DINER

23' 9" x 12' 5" (7.259m x 3.795m) Carpet to floor, two gas central heated radiators, patio doors leading to garden and UPVC double glazed window to front elevation.

KITCHEN

8' 6" x 8' 11" (2.611m x 2.737m) Vinyl laminate to floor, door and window to conservatory/lean to and gas central heated radiator. The kitchen offers a full range of wall and base units with fitted electric oven and hob with extractor hood above and space for tall fridge/freezer.

BEDROOM 1

11' 10" x 13' 9" (3.614m x 4.201m) Carpet to floor, gas central heated radiator and UPVC double glazed window to rear elevation.

BEDROOM 2

11' 6" x 9' 11" (3.510m x 3.036m) Carpet to floor, gas central heated radiator and UPVC double glazed window to front elevation.

BEDROOM 3

9' 2" x 9' 1" (2.817m x 2.779m) Carpet to floor, gas central heated radiator and UPVC double glazed window to front elevation.

BATHROOM

Vinyl laminate, to floor, gas central heated radiator and UPVC frosted window to rear elevation. Tiled splash back walls with three piece suite comprising of bath with shower over, wash hand basin and low level WC.

OUTSIDE

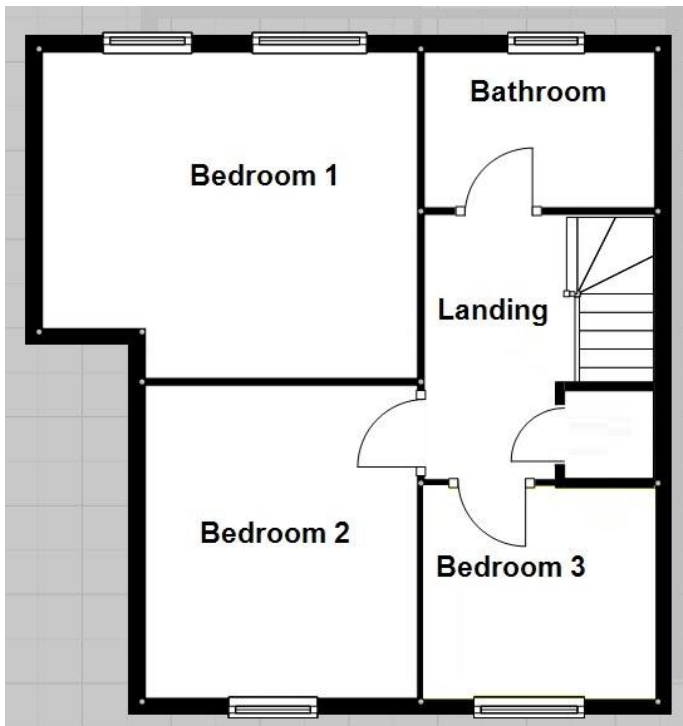
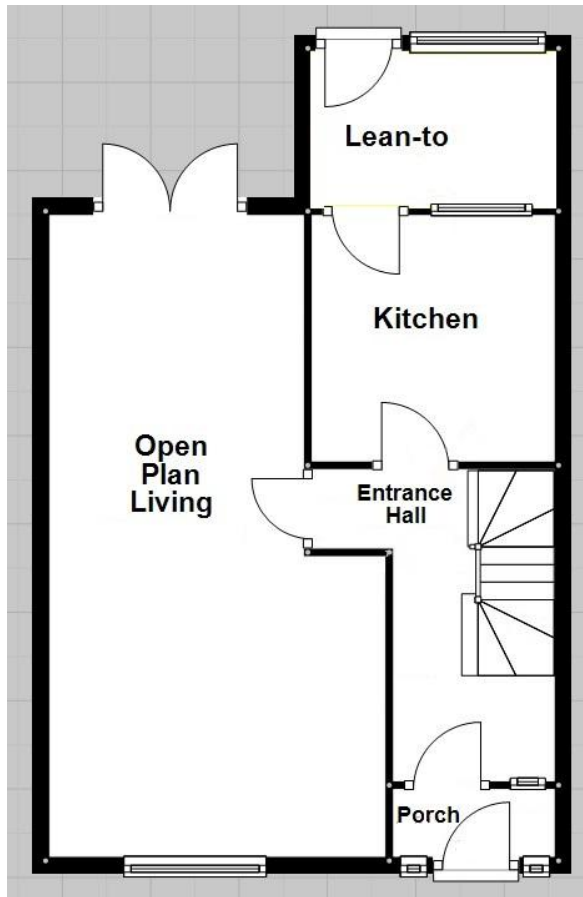
To the rear is a garden with external access through passage way.

DISCLAIMER

Council tax band A.

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.





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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.