



151 Priorylands, Stretton, Burton-On-Trent, DE13 0HJ

£150,000

This spacious, terraced property with two generous-sized bedrooms and potential for a third, a modern bathroom, a bright reception room with garden access, and a well-equipped kitchen with dining space, is ideally located near public transport and local amenities, making it perfect for couples, first-time buyers, or buy-to-let investors.



Sales: 01283 777100
Lettings: 01332 511000

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Summary Description

This spacious, terraced property is currently listed for sale and presents a fantastic opportunity for couples, first-time buyers, or buy-to-let investors. The property boasts an array of attractive features that contribute to its appeal.

The accommodation comprises two spacious bedrooms with the potential to add a third bedroom by utilising the airing cupboard and storage area behind. The first bedroom is a generous double, providing ample space for relaxation, coupled with the second spacious bedroom that offers ample room and comfort.

The property offers a bathroom, fitted with a three-piece white suite that enhances the overall aesthetic appeal of the property. The lounge/diner is another highlight of the house, featuring large windows that allow an abundance of natural light to flood in, creating a bright and airy space. The room is spacious and provides access to a garden, offering a perfect setting for relaxation and entertainment.

The property also benefits from a well-equipped kitchen that includes a dining space, which is ideal for hosting family meals or entertaining guests.

The property's location only adds to its appeal, with easy access to public transport links and local amenities, making it convenient for daily commuting and lifestyle needs.

In summary, this is an excellent opportunity to acquire a property with significant potential in an ideal location. The combination of comfort, convenience, and potential offered by this property makes it a highly appealing prospect for a range of buyers.

Hallway

With uPVC door, uPVC double glazed window to the front aspect and opening to:

Kitchen

14'7" x 9'1" (4.45m x 2.78m)



With a selection of matching base and eye-level wall cupboards, built-in oven and gas hob, further freestanding appliance spaces, uPVC double-glazed window to the front aspect and opening to;

Lounge/diner

14'7" x 15'11" (4.46m x 4.86m)



A spacious room with laminate flooring, stairs to the first floor, radiator uPVC double-glazed windows across the full length of the rear aspect and uPVC door to the rear garden.

Landing

Having an airing cupboard housing the gas central heating boiler and doors off to;

Bedroom One

14'7" x 9'1" (4.45m x 2.79m)



Having uPVC windows across the rear aspect, radiator and wardrobe /storage space.

Bedroom Two

8'5" x 12'1" (2.58m x 3.70m)



Having a uPVC window on the front aspect and wardrobe/storage area.

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Bathroom

6'2" x 5'10" (1.90m x 1.80m)



Fitted with a three-piece white bathroom suite comprising WC, hand wash basin and bath with electric shower over. Upvc window to the front aspect and radiator.

Outside - Front



Low maintenance front garden with plum slate and paved pathway to the front door.

Outside Rear



Having a patio area with timber boundaries and a lawned area. There is also gated access to the rear council garages.

Material Information

Verified Material Information

Council tax band: A

Council tax annual charge: £1290.54 a year (£107.55 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: On Street

Building safety issues: No



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Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Buying to Let?

Guide achievable rent price: £850 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Location / what3words

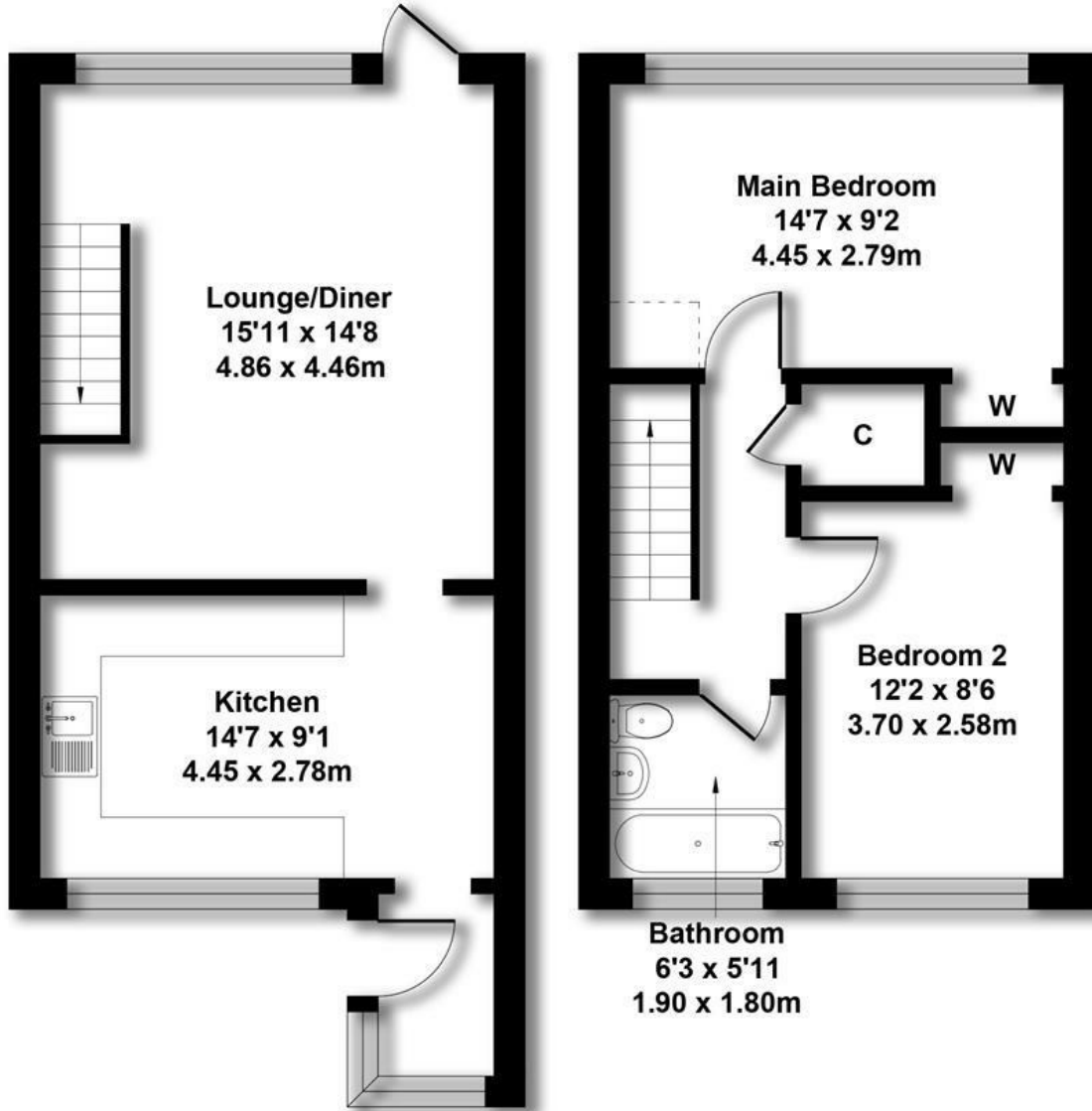
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Approximate Gross Internal Area
775 sq ft - 72 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			64
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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