



**Stafford Road
Burton-on-Trent**

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Lovett&Co. Estate Agents are pleased to offer for sale this, substantial three storey terraced home.

The property would be ideal for investors and first time buyers.

In summary, the property features: a spacious front lounge and dining kitchen, and on the first floor, a landing that connects to the master bedroom and family bathroom. The second floor hosts two additional generously sized bedrooms.

Externally, there is a shared entryway (between two properties) that leads to a private rear garden, complete with a large seating area, a flagged patio, and an extensive enclosed fenced garden beyond.

The property has two floors; on the ground floor: porch, reception hallway, lounge, fully fitted kitchen, dining room and garage. On the top floor: three bedrooms and family bathroom. Externally the property offers: tarmac drive with parking for two/three vehicles and front/rear gardens. The property benefits from UPVC double glazing and central heating through out.

LOUNGE:
4.27m x 3.57m

KITCHEN:
4.75m x 3.57m

FIRST FLOOR LANDING:

BEDROOM ONE:
4.72m x 4.18m



FAMILY BATHROOM:

BEDROOM TWO:
4.72m x 4.17m

BEDROOM THREE:
4.17m x 3.87m

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified from the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

