



Manor Crescent, Burton-On-Trent



Property Description

Burchell Edwards are happy to present this lovely 2 Bedroom Maisonette located in Stapenhill, walking distance to surrounding countryside and still being within easy access of local amenities, travel networks and schools. The property an Entrance Hallway, a good sized kitchen, a spacious Lounge/Diner, a Family bathroom and 2 Double Bedrooms. Externally, the property benefits from a front and rear garden, fenced with a laid lawn. With no upward chain and motivated sellers, Manor Crescent is likely to be a popular property, early viewings are essential.

Lounge/ Diner

14' x 13' 5" (4.27m x 4.09m)
Double glazed window to front elevation, wooden flooring and central heating radiator.

Kitchen

9' 8" x 8' 7" (2.95m x 2.62m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, oven, hob, tiled floor and central heating boiler.

Bedroom One

13' 7" x 9' 8" (4.14m x 2.95m)
Double glazed window to front elevation and central heating radiator.

Bedroom Two

12' 1" x 9' 8" (3.68m x 2.95m)
Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, bath with shower over, wash hand basin, WC and wooden floor.

Garden

Patio area, lawn and outbuildings.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/BUT210690

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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