



Weston Park Ave, Stretton,
Burton-on-Trent



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£170,000



Key Features

- Modern Town House
- Two Double Bedrooms
- Popular Residential Location
- Close To Amenities & Facilities
- Recently Redecorated & Re-Carpeted
- Newly Fitted Kitchen & Modern Bathroom
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented, recently re-decorated, ready to move in two bedroomed town house located in a popular and convenient position close to amenities and facilities. In brief the accommodation comprises: - open canopied entrance, lounge, re-fitted dining kitchen and on the first floor a landing leads to two well proportioned double bedrooms a modern well equipped bathroom. Outside to the front is a driveway providing parking and to the rear is a pleasant enclosed lawned garden.

Accommodation In Detail

Open Canopied Entrance

having Upvc double glazed entrance door with obscure top glazed visibility light leading to:

Reception Room 4.75m x 3.61m (15'7" x 11'10")

having Upvc double glazed window to front elevation, one double central heating radiator, useful understairs storage cupboard, thermostatic control for central heating, fitted smoke alarm and staircase rising to first floor.

Dining Kitchen 3.61m x 2.72m (11'10" x 8'11")

having a good range of light grey fronted base and eye level units with complementary solid timber working surface, four ring electric hob with oven under and extractor over, Ideal Logic condensing combi gas fired central heating boiler with digital timer, stainless steel sink and draining unit, fitted extractor vent, one central heating radiator, Upvc double glazed window to rear elevation and sliding double glazed patio doors leading out to the rear garden.

On The First Floor

Landing

having access to loft space.

Master Bedroom 3.61m x 2.71m (11'10" x 8'11")

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Two 3.61m x 2.45m (11'10" x 8'0")

having Upvc double glazed window to front elevation and one central heating radiator.

Bathroom 2.67m x 1.57m (8'10" x 5'2")

having modern white suite comprising panelled bath with shower attachment over, pedestal wash basin, low level wc, one central heating radiator, useful overstairs storage cupboard and further overstairs store/airing cupboard incorporating lagged hot water cylinder.

Outside

To the front of the property is a driveway providing ample parking and an adjacent lawned garden. To the rear is a pleasant well screened garden which is mainly laid to lawn.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

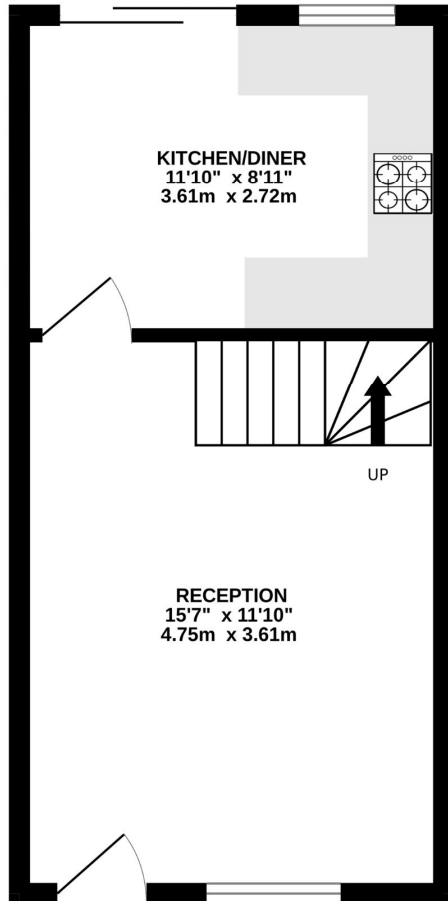
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

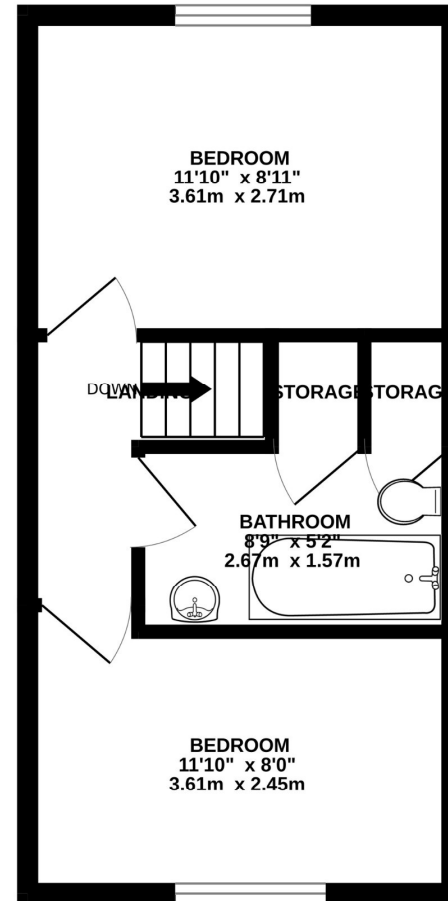
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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