



Blackpool Street, Burton-on-Trent

 2  1  2



£145,000



## Key Features

- Attractive Sizeable Home
- Extensive Rear Garden
- Two Reception Rooms & Conservatory
- Impressive Breakfast Kitchen
- Two Good Sized Bedrooms
- 
- EPC rating E
- Freehold







An attractive med terraced property on this popular road enhanced by an extensive rear garden. The ground floor of the property has been altered to now provide an attractive breakfast kitchen and conservatory together with two reception rooms. At first floor level there are two good bedrooms and bathroom.

#### Accommodation In Detail

Upvc entrance door opening into:

#### Lounge 4.06m x 3.63m (13'4" x 11'11")

having bay window to front elevation and fireplace.

#### Dining Room 4.52m x 3.6m (14'10" x 11'10")

having one central heating radiator, coving to ceiling, two wall light points, window to rear elevation and facing brick feature fireplace.

#### Breakfast Kitchen 6.41m x 2.16m (21'0" x 7'1")

having stainless steel sink with mixer tap set into work top with tiled splashback, four ring gas hob, base cupboards and drawers, matching wall mounted units including glass fronted display cabinet, tiling to floor, window to side elevation, extractor canopy, built-in eye level oven, tiling to floor, window to side elevation, Upvc double doors opening to the conservatory and further door to the side.

#### Conservatory 3.52m x 2.1m (11'6" x 6'11")

having tiling to floor and glazed door to side elevation.

#### On The First Floor

#### Landing

leading to:

#### Bedroom One 4.6m x 3.42m (15'1" x 11'2")

having one central heating radiator and window to front elevation.

#### Bedroom Two 3.6m x 3.64m (11'10" x 11'11")

having overstairs cupboard, one central heating radiator and window to rear elevation.

#### Bathroom

having bath with shower over, tiled surround, wc, wash basin, one central heating radiator, window to rear elevation and built-in cupboard housing the central heating boiler.

#### Outside

There is a long rear garden with pedestrian access to the front. To the front is an enclosed fore garden.

#### 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

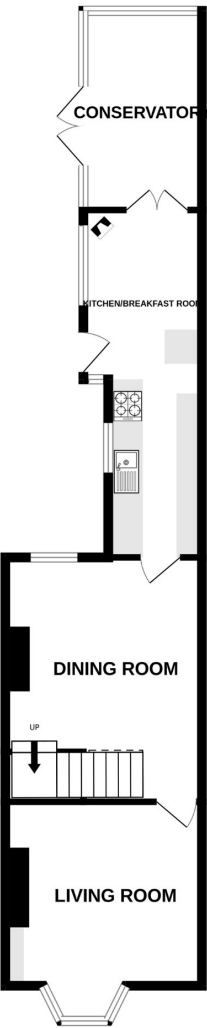
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### Note

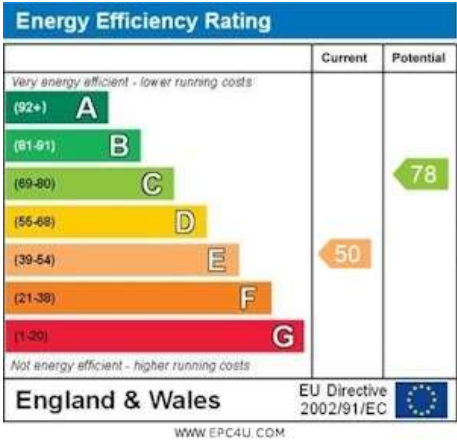
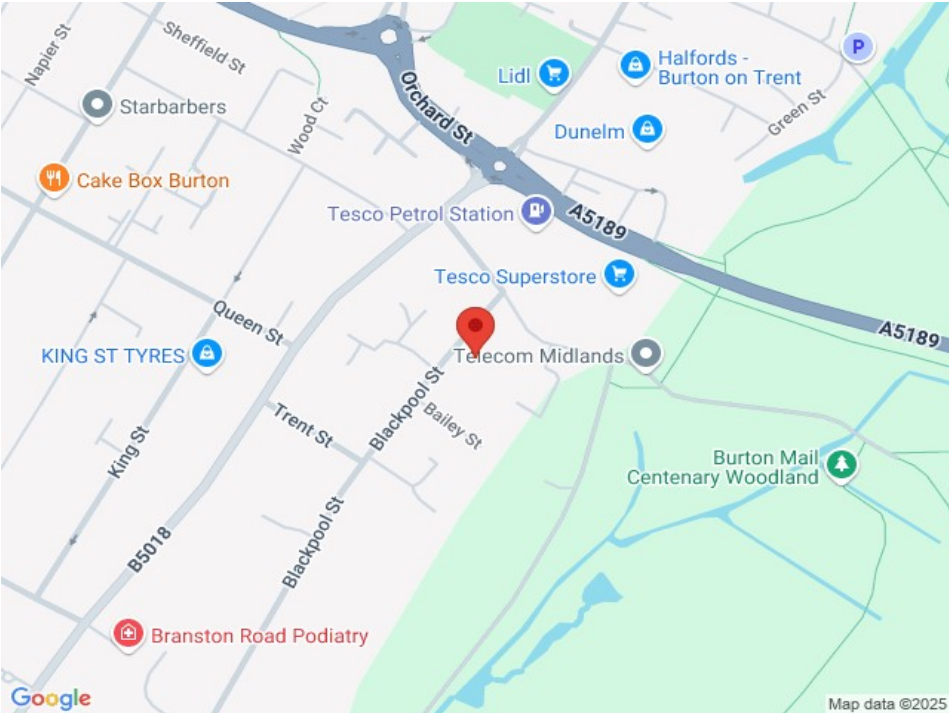
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2025

