



Balfour Street, Burton-on-Trent



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£125,000



Key Features

- Conveniently Located Town House
- Vacant Possession
- Situated On A No Through Road
- 1.75 miles From Burton Town Centre
- Central Heating & Double Glazing
- Enclosed Gardens
- Side Access To Rear
- EPC rating D
- Freehold





A mid terraced town house situated on this relatively peaceful, no through road on the outskirts of Burton town centre. The property will be offered with vacant possession and provides an attractive opportunity for a first time buyer or investor. In brief the property comprises: - living room, breakfast kitchen, rear lobby, bathroom and on the first floor a landing leads to two double bedrooms. There is also the benefit of gas fired central heating and double glazing.

Accommodation In Detail

Upvc entrance door opening into:

Living Room 3.63m x 3.63m (11'11" x 11'11")

Having feature fireplace housing electric fire set on a marble effect hearth with polished wood surrounds, adjacent built-in unit housing meters, window to front elevation, one central heating radiator and door leading through to:

Breakfast Kitchen 3.74m x 3.36m (12'4" x 11'0")

Having stainless steel sink with mixer tap set into a marble effect worktop with tiled surrounds, natural wood fronted base cupboards and drawers, matching wall mounted units, four ring electric hob with oven under and extractor canopy over, wall mounted gas fired boiler, one central heating radiator, staircase to first floor, window to rear elevation, tiling to floor and appliance spaces for washing machine and fridge/freezer.

Rear Lobby

Having tiling to floor, appliance space and part glazed door to rear elevation.

Bathroom

Having white suite comprising bath with shower over and glazed side screen, wc, wash basin, window to side elevation and ladder style radiator.

On The First Floor

Landing

leading to:

Bedroom One 3.65m x 3.63m (12'0" x 11'11")

Having natural wood pine flooring, one central heating radiator and window to front elevation.

Bedroom Two 3.65m x 3.35m (12'0" x 11'0")

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

Outside

There is an enclosed rear garden with hard-standing/patio area and a lawned garden. There is side access to the 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.

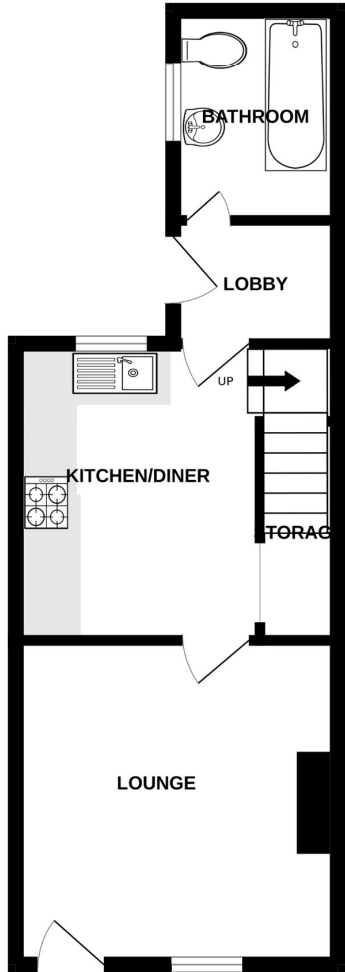
Freehold

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.

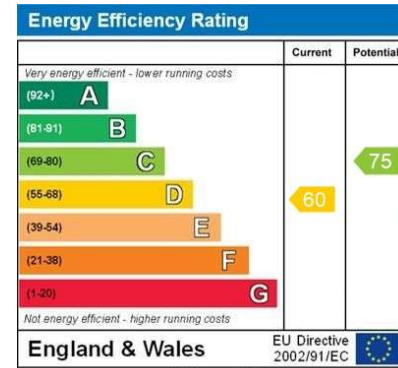
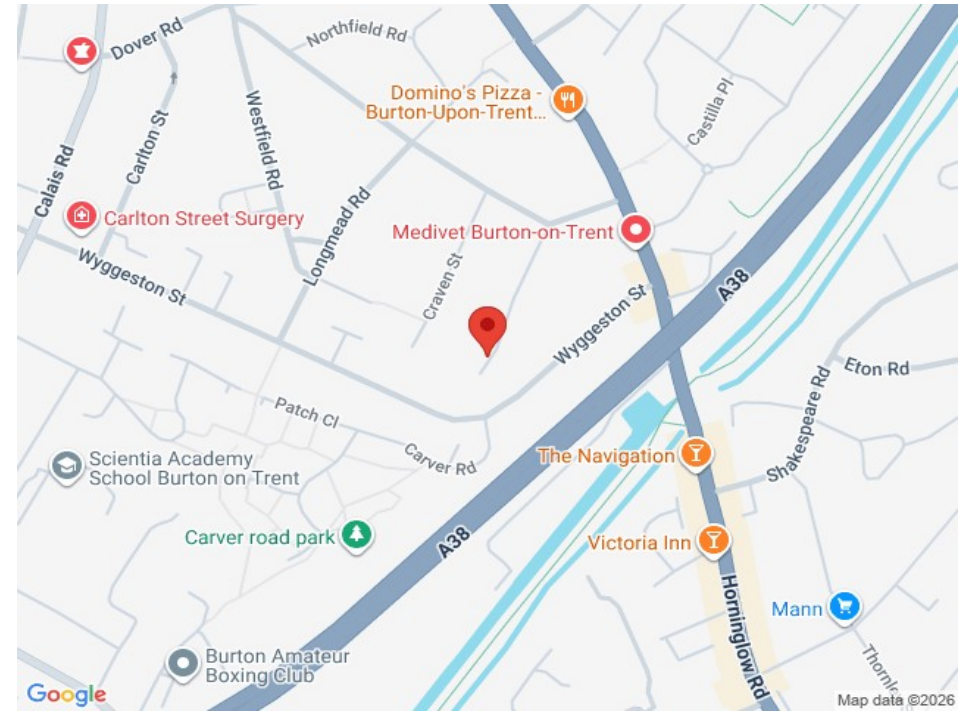
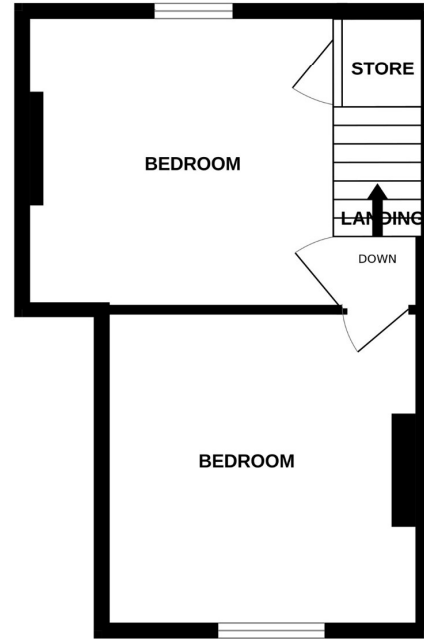
Note

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
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



57 BALFOUR STREET

TOTAL FLOOR AREA: 648 sq.ft. (60.2 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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