Stanhope Street, Burton-On-Trent, DE15 0LS

Nicholas Humphreys

Asking Price £175,000

** To Landlords Only ** Tenanted Property ** Income £895 PCM **

A deceptively spacious and well-presented traditional three-bedroom mid-terrace property, ideally suited to the first-time buyer, growing family or investor alike. Set back from the road with a front driveway providing off-road parking and a gravelled garden, the accommodation offers a welcoming entrance hallway, comfortable front lounge, spacious open-plan dining kitchen with modern gloss-fronted units and built-in appliances, together with a convenient ground-floor guest cloakroom.

To the first floor are three generously proportioned bedrooms and a fitted family bathroom. A particular feature of the home is the extensive rear garden, predominantly laid to lawn with a generous paved patio area, ideal for outdoor entertaining and family enjoyment.
Internal viewing is highly recommended to appreciate the accommodation and outside space on offer.

The Accommodation
Traditional Three-Bedroom Mid-Terrace Property with Off-Road Parking and Extensive Rear Garden

Offered for sale is this traditional three-bedroom mid-terrace property, providing deceptively spacious and well-presented accommodation, ideally suited to the investor, sold with tenant in occupation. The property is set back from the road behind a front driveway providing off-road parking, complemented by a gravelled garden area, whilst to the rear is an extensive lawned garden with a generous paved patio, ideal for outdoor entertaining and family enjoyment.

The accommodation is entered through a double-glazed front entrance door leading into a welcoming reception hallway, with staircase rising off to the first-floor accommodation and doors providing access to the principal ground-floor rooms.

The lounge, positioned to the front aspect of the home, offers a comfortable and inviting reception space, featuring laminate flooring, a double radiator and a UPVC double-glazed window overlooking the front elevation.

A particular feature of the home is the spacious open-plan dining kitchen, providing an excellent environment for everyday family living and entertaining. The dining area enjoys a continuation of the laminate flooring, with a UPVC double-glazed window allowing natural light into the room and a double radiator. Open-plan access leads through to the fitted kitchen, which incorporates a selection of modern gloss-fronted base cupboards and drawers with matching eye-level wall units, complemented by preparation work surfaces. Integrated appliances include a built-in oven and hob with extractor hood above, whilst additional freestanding appliance spaces are provided for a washing machine, tumble dryer and fridge freezer. A useful below-stairs storage cupboard offers further practicality, whilst an internal door provides access back through to the lounge. A UPVC double-glazed window overlooks the rear garden, with a double-glazed external door providing direct access onto the outside space.

An inner lobby provides an ideal area for coats and additional storage, finished with ceramic tiled flooring and a double radiator. The tiled flooring continues through to the convenient ground-floor guest cloakroom, fitted with a white suite comprising a WC and hand wash basin, complemented by a chrome heated towel rail and UPVC double-glazed window.

To the first floor, the landing benefits from a UPVC double-glazed window, allowing natural light into the accommodation, together with a useful built-in cupboard housing the gas-fired combination boiler supplying the domestic hot water and central heating system.

The property offers three generously proportioned bedrooms, with two double bedrooms positioned across the front elevation of the home, whilst the third bedroom occupies the rear aspect, providing versatile accommodation for family living, guests or those requiring a home office.

The family bathroom is fitted with a white suite comprising a WC, hand wash basin with useful vanity cupboard beneath and a panelled bath with electric shower above. Complementary ceramic wall tiling, a chrome heated towel rail, extractor fan and UPVC double-glazed window complete the accommodation.

Outside

The property is set back from the road behind a front driveway providing off-road parking, with an adjoining gravelled garden area.

To the rear is a particularly generous and extensive garden, predominantly laid to lawn and offering excellent outdoor space for families and garden enthusiasts alike. An extensive paved patio provides an ideal setting for outdoor dining, entertaining and relaxation during the warmer months.

This traditional mid-terrace home offers spacious and versatile accommodation, complemented by off-road parking and an impressive rear garden, making it an attractive proposition.

Internal viewing is highly recommended to appreciate the accommodation and outside space on offer. All viewings are strictly by appointment only.

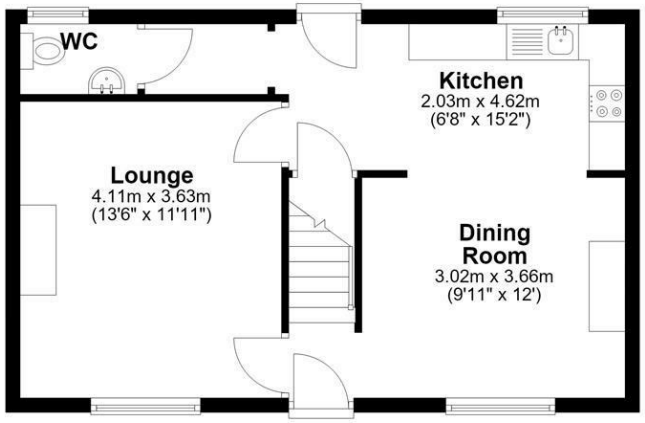
Sold with Tenants in occupation, therefore suitable buy to let finance or cash purchase required.

Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: A
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

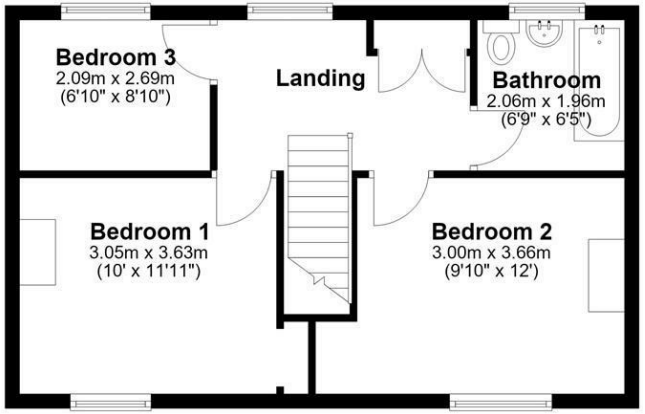
Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change

Ground Floor

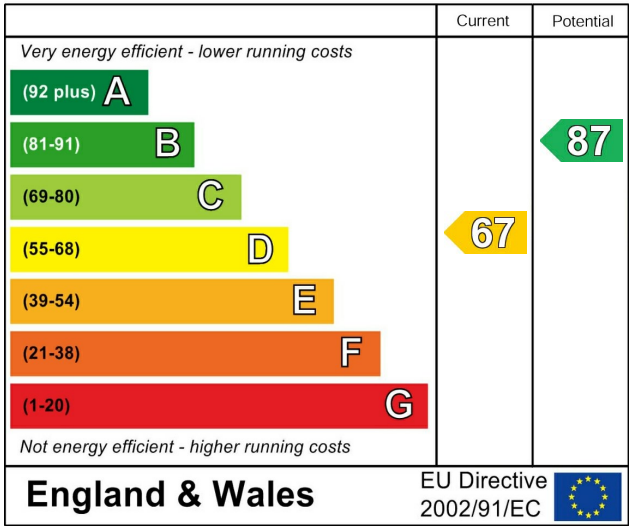


First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Energy Efficiency Rating



This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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Important Notes, Charges & Selective Licence Areas

Council Tax Band A **Freehold**

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme