



Horninglow Street, Burton-on-Trent



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2

£160,000



Key Features

- Imposing Period Town House
- Period Features
- Off Road Parking
- Three Good Sized Bedrooms
- Two Reception Rooms
- Outbuildings
- EPC rating Exempt
- Freehold





An interesting period town house situated within 0.5 miles from Burton town centre. The property offers many period features with accommodation set over three floors, there is an enclosed garden to the rear together with a range of outbuildings offering potential for additional accommodation. With the benefit of off road parking the property in brief comprises: - entrance hall, lounge, dining room, good sized kitchen and large pantry/store. On the first floor a landing leads to a double bedroom and bathroom and on the second floor there are two further bedrooms. It should be noted that the property is Grade II listed.

Accommodation In Detail

Entrance door leading to:

Reception Hall

having staircase rising to first floor.

Lounge 3.96m x 3.27m (13'0" x 10'8")

having wood effect laminate flooring, one central heating radiator and Victorian fireplace with marble insert.

Dining Room 3.91m x 2.93m (12'10" x 9'7")

having window to rear elevation, one central heating radiator and wood effect laminate flooring.

Pantry/Store

having high level window.

Kitchen 4.14m x 2.27m (13'7" x 7'5")

having enamel sink with brass mixer tap inset into marble effect worktop, base cupboards and drawers, integrated dishwasher, four ring gas hob with extractor canopy over, oven, ceramic tiling to walls, wall mounted cupboards including wine storage, wood effect laminate flooring, two skylights, vertical tubular radiator, window to side elevation and stable door to side.

Landing

having small understairs store cupboard.

Bedroom One 4.59m x 3.94m (15'1" x 12'11")

having window to front elevation, one central heating radiator and recessed ceiling lights.

Bathroom

having a raised corner bath, wood effect flooring, built-in cupboards, cupboards incorporating wash basin, wc with concealed cistern, large built-in linen cupboard, tiling to walls, one central heating radiator and window to rear elevation.

On The Second Floor

Landing

having wall mounted boiler.

Bedroom Two 4.53m x 3.96m (14'11" x 13'0")

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

Bedroom Three 3.33m x 3.05m (10'11" x 10'0")

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

Outside

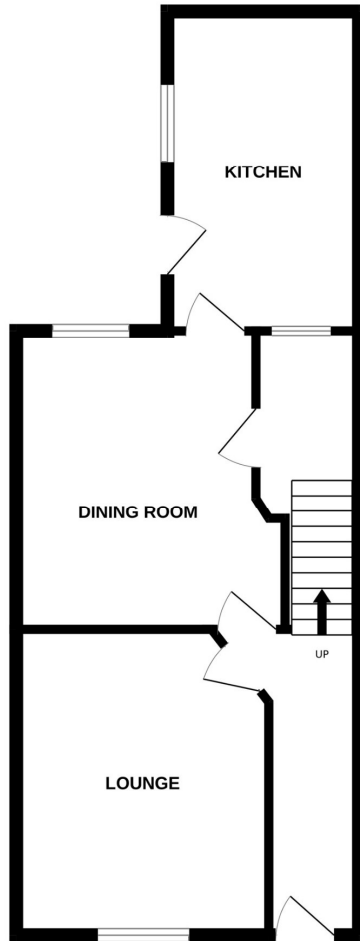
To the front of the home is a hard standing area with parking for one vehicle. To the rear is an enclosed garden together with a good range of outbuildings providing useful storage space and potential for additional accommodation.

Note

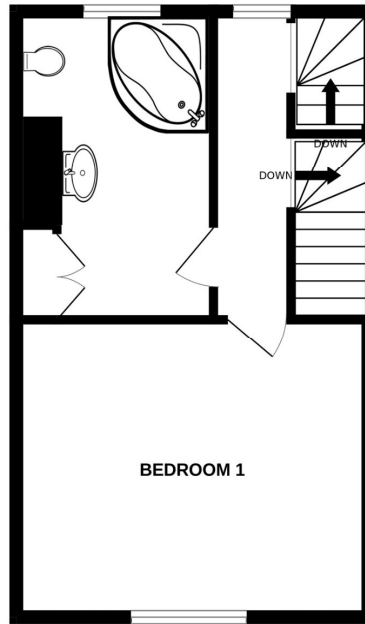
At the end of the driveway to the property/lane there is an area for the turning of vehicles.



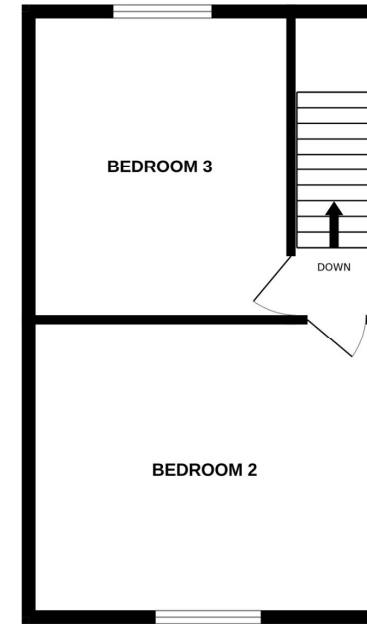
GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.

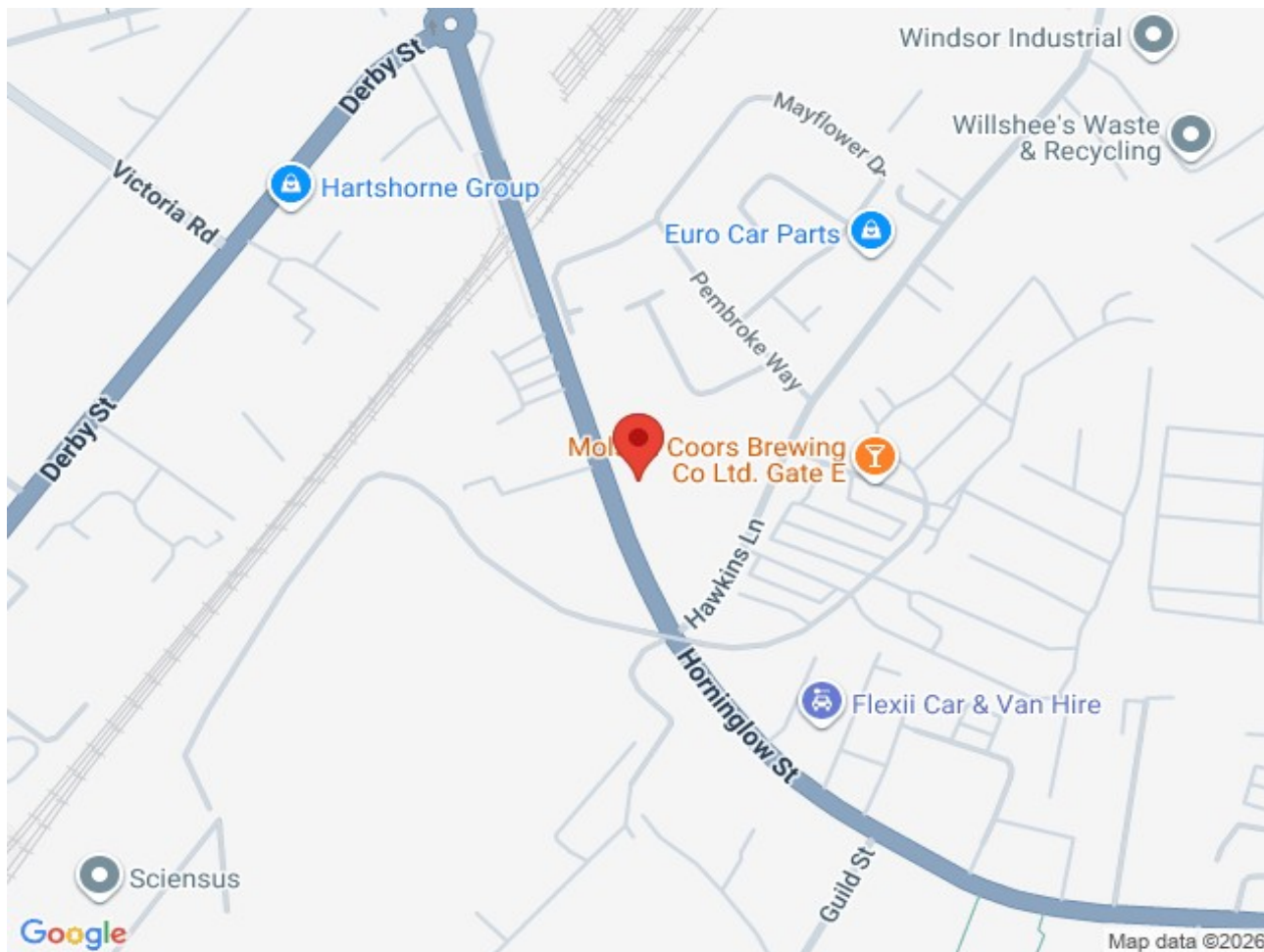


2ND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (116.9 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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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.