

**112 Eton Road, Burton-On-Trent, DE14 2SW**  
**Offers over £180,000**



Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom

Charming Victorian Semi with Beautiful Cottage-Style Garden & Original Features :

\*\* LIZ MILSOM PROPERTIES\*\* are delighted to bring Eton Road to the market, A beautifully presented Victorian semi-detached home full of character and charm, Eton Road offers a great blend of period features and practical living spaces. Set in a sought-after residential area close to Burton town centre, this delightful property boasts two spacious reception rooms, a fitted kitchen with pantry, three bedrooms and a traditional bathroom. Original fireplaces, decorative tiled flooring, sash-style windows and other period details add to its appeal. Outside, a mature cottage-style rear garden provides a peaceful retreat, complete with lawn, pathways, established planting, outbuildings and outside WC. With excellent access to local amenities, schools, transport links and commuter routes including the A38, this is an ideal home.

#### **Location**

Situated in a sought-after residential area, 112 Eton Road enjoys excellent access to Burton upon Trent town centre with its wide range of shops, cafés, restaurants and leisure facilities. The property is well placed for local schools and everyday amenities, while the nearby A38 and A511 provide convenient links to Derby, Lichfield and the wider Midlands. Burton train station is also within easy reach, offering direct services to Birmingham and beyond, making this an ideal location for both families and commuters alike.

- Charming Victorian semi-detached home with period features in a desirable location
- Spacious lounge with feature fireplace & bay-window
- Bright Fitted kitchen and walk-in pantry
- Traditional bathroom with three-piece suite
- Ideal First time buyer home
- Welcoming reception hallway with original Minton tiled floor
- Separate dining room with oak flooring, fireplace and built-in storage
- Three bedrooms including versatile study/third bedroom
- Mature cottage-style rear garden with apple tree, outbuildings and outside WC
- TAX BAND : B / EPC: D

#### **Overview**

A charming Victorian semi-detached home, full of character and original period features which occupies a desirable position and offers a wealth of period charm alongside generously proportioned accommodation. Ideal for those seeking a home with character, it features original fireplaces, decorative tiling, and a delightful cottage-style garden.

#### **GROUND FLOOR:**

The property is entered via a secure UPVC double-glazed side entrance door into a welcoming hallway, complete with original Minton tiled flooring and staircase rising to the first floor.

At the front of the property, the bay-fronted lounge boasts a feature fireplace, coving, picture rail and sash-style double glazing, creating a bright and inviting living space. To the rear, the dining room enjoys solid oak flooring, a further feature fireplace, built-in storage with original pine doors, and views over the beautiful rear garden.

The fitted kitchen is well-equipped with a range of base units, a ceramic Belfast sink, built-in oven and gas hob. A door leads through to the useful pantry, which houses the gas-fired combination boiler, with additional appliance space and an original brick thrall. A rear side door provides access to the rear garden.

#### **FIRST FLOOR:**

The galleried landing gives access to three bedrooms and the bathroom. The front double bedroom benefits from a cast iron fireplace and built-in cupboard offering useful storage, while the second double, positioned to the rear, also features a cast iron fireplace and garden views. A third room offers versatility as a study, nursery or single bedroom and currently provides walk-through access to the bathroom. The family bathroom is fitted with a traditional three-piece suite including panelled bath with shower mixer, WC and pedestal wash basin with frosted window to the side elevation.

#### **OUTSIDE:**

The property enjoys a front forecourt garden and gated side access leading to a well-tended rear garden of cottage style, complete with lawn, gravel pathways, mature borders, fruit tree, outbuildings and an original outside WC.

# Viewing Strictly Through Liz Milsom Properties

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Closed - Sunday

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## Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

## Services

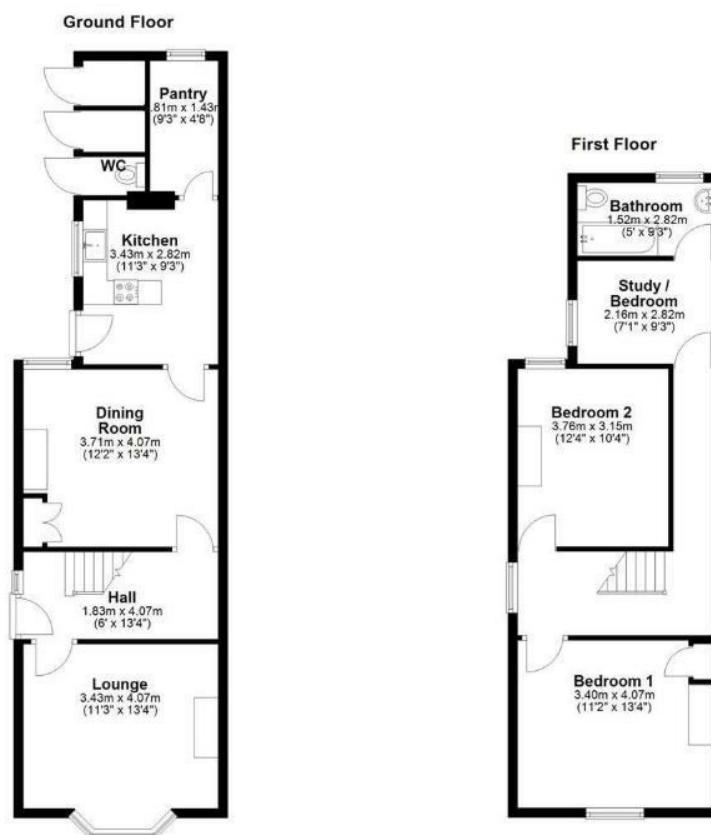
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

## Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The

## Directions

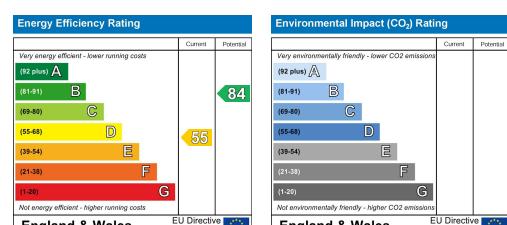
For sat nav purposes use the postcode DE14 2SW



imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

## Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



## COUNCIL TAX

Band: B

The vendor informs us that the property is, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



### THE TEAM

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### GENERAL INFORMATION

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All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

### THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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