

Hawthorn Crescent, Burton-On-Trent, DE15 9QP

£240,000

Council Tax Band: C



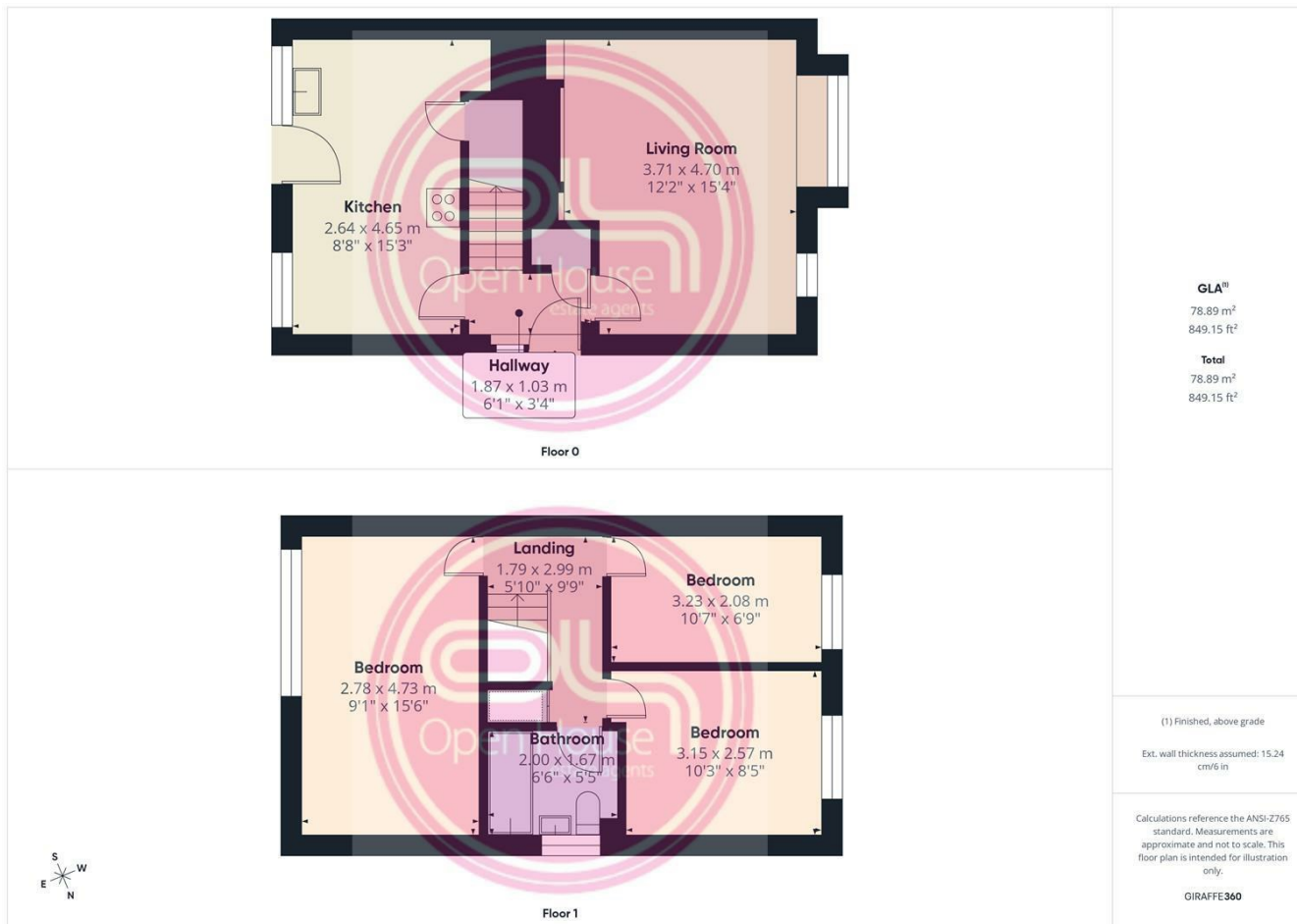
A well-presented three-bedroom detached home situated in a popular residential area of Stapenhill. The property offers a bright and spacious living room, a modern fitted kitchen with dining space, and three well-proportioned bedrooms. Externally, there is a private driveway, garage, and a generously sized rear garden with elevated views and further potential. The property is ideally suited to families or buyers seeking a home that is ready to occupy whilst still offering scope for improvement.

### Location

The property is located within a well-established residential area of Stapenhill, offering convenient access to a range of local amenities, schooling, and transport links. Burton upon Trent town centre is within easy reach, providing a wider selection of shops, leisure facilities, and commuter connections.



Open House Burton & Swadlincote



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	