



Astil Street, Stapenhill, Burton-on-Trent



2



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2

£140,000



Key Features

- Mid Terraced Home
- Two Double Bedrooms
- Modern Kitchen
- Two Reception Rooms
- Close To Town Centre & Amenities
- Gas Central Heating & Upvc Double Glazing
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this traditional two bedroomed mid terraced home benefitting from a modern kitchen and bathroom. In brief the accommodation in brief comprises: - porch, lounge, dining room, kitchen, ground floor bathroom and on the first floor a landing leads to two bedrooms. To the rear of the property is a fully enclosed garden which is relatively low maintenance garden with patio area, small lawned area and a garden shed.

Accommodation In Details

Composite frosted double glazed door leading to:

Porch

having traditional wooden front door leading to:

Lounge 3.47m x 3.47m (11'5" x 11'5")

having traditional cast iron ornamental fire with wooden surround, built-in storage cupboard housing gas and electric meters, one central heating radiator and Upvc double glazed bay window to front elevation.

Dining Room 3.47m x 3.47m (11'5" x 11'5")

having staircase rising to first floor, built-in understairs storage, one central heating radiator and Upvc double glazed door leading out to rear garden.

Kitchen 2.07m x 3.1m (6'10" x 10'2")

having range of storage cupboards, solid wood work top, composite sink and drainer with chrome mixer tap, electric four ring hob with extractor over, single oven, built-in fridge/freezer, built-in washing machine, feature vertical central heating radiator and Upvc double glazed window to side elevation.

Bathroom 2.07m x 2.19m (6'10" x 7'2")

having low level wc, vanity wash basin with chrome taps, bath with chrome fittings and chrome hand held shower together with glass shower screen, extractor fan, chrome heated towel radiator and frosted Upvc double glazed window to side elevation.

On The First Floor

Landing

Master Bedroom 3.5m x 3.5m (11'6" x 11'6")

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

Bedroom Two 2.53m x 3.49m (8'4" x 11'6")

having built-in overstairs storage cupboard housing the gas fired central heating boiler, access to loft space, one central heating radiator and Upvc double glazed window to rear elevation.

Outside

To the rear of the property is an enclosed garden with a paved path leading to a patio, small lawned area, planter bed and garden shed. To the front is a courtyard style garden with artificial turf and bin store.

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.

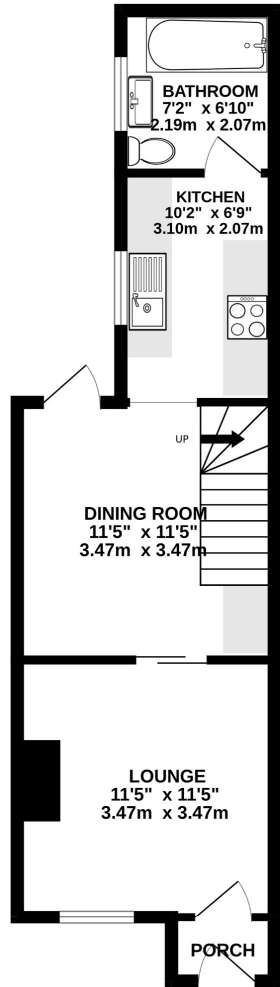
Tenure

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.

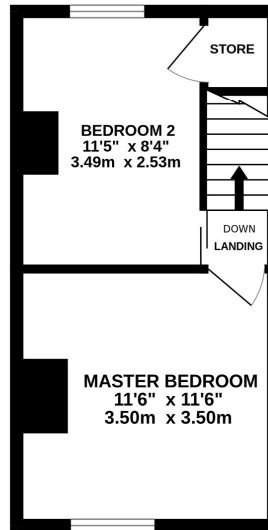
Note

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.

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
248 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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