



Horninglow Road North,
Burton-on-Trent



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£170,000

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Key Features

- Substantial Victorian Home
- Lovely Period Features
- Two Double Bedrooms
- Re-Fitted Kitchen & Bathroom
- Two Reception Rooms
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating D
- Freehold





With lots of period characterful features this impressive, two double bed roomed, Victorian end terraced home is worthy of an internal inspection in order to appreciate the size and condition on offer. The home benefits from gas fired central heating and Upvc double glazing and comprises in brief: - entrance lobby with Minton tiled floor, entrance hall with period style mosaic flooring, bay windowed front sitting room with ornate fireplace, open plan rear sitting room with Art Deco fireplace, quality well fitted kitchen with pantry off and on the first floor a landing leads to two large double bedrooms and family bathroom with four piece suite. Outside to the front is a small fore garden and to the rear is a large mature partly walled garden with patio and lawned areas.

Accommodation In Detail

Half obscure leaded double glazed entrance door with obscure double glazed light over leading to:

Entrance Lobby

having ornate original Minton tiled floor and further original tiled reliefs to either side and fluted half glazed period entrance door leading to:

Entrance Hall 3.53m x 0.88m (11'7" x 2'11")

having staircase rising to first floor, one central heating radiator, ornate archway and period style mosaic tiling to floor.

Front Sitting Room

having beautiful fireplace with detailed cast iron inset together with tiled reliefs surmounted on a tiled hearth, fitted dado rail, stepped moulded plaster coving to ceiling, ornate centre ceiling rose, walk-in bay window and fitted meter cupboards to side of chimney breast.

Rear Reception Room 3.9m x 3.37m (12'10" x 11'1")

having feature deco style fireplace, fitted cupboard to side of chimney breast with shelving, coving to ceiling, ornate centre

ceiling rose, Upvc double glazed window to rear elevation, oak effect laminate flooring and one central heating radiator.

Kitchen 3.56m x 2.67m (11'8" x 8'10")

having a lovely array of modern contemporary white fronted base units with complementary working surfaces, four ring electric hob with oven under and extractor over, plumbing for washing machine, stainless steel sink and drainer unit, oak effect laminate flooring, Upvc double glazed window to side elevation, low intensity spotlights to ceiling, vertical contemporary central heating radiator and doorway leading through to pantry/boiler room with range of fitted shelving and housing the Worcester condensing combi gas fired central heating boiler.

On The First Floor

Spacious Landing 3.96m x 1.62m (13'0" x 5'4")

having full height storage cupboard and access to loft via retractable timber ladder.

Master Bedroom 4.44m x 3.64m (14'7" x 11'11")

having ornate original cast iron fireplace, twin Upvc double glazed windows to front elevation and one central heating radiator.

Bedroom Two 2.73m x 3.95m (9'0" x 13'0")

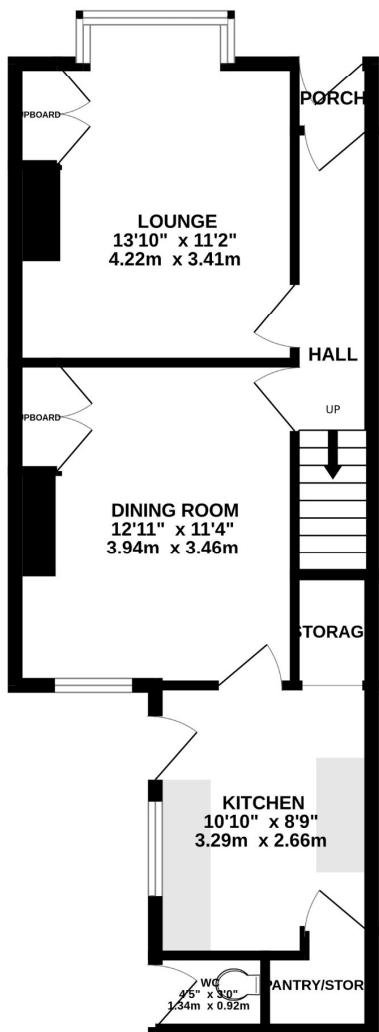
having Upvc double glazed window to rear elevation, one central heating radiator, coving to ceiling and original cast iron ornate fireplace.

Bathroom 2.71m x 3.31m (8'11" x 10'11")

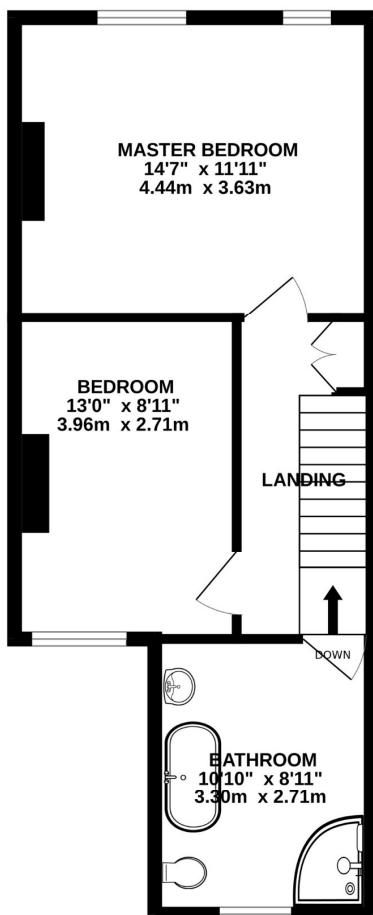
having four piece suite comprising over-sized side fill bath, wall mounted wash basin with mixer tap, low level wc, over-sized shower enclosure with thermostatically controlled shower, obscure Upvc double glazed window to rear elevation, coving to ceiling, low intensity spotlights to ceiling, heated chrome ladder towel radiator, fitted extractor vent, half tiling complement to two walls and full tiling around bath area.



GROUND FLOOR



1ST FLOOR



Services

All mains services with the exception of gas are believed to be connected to the property.

Measurement

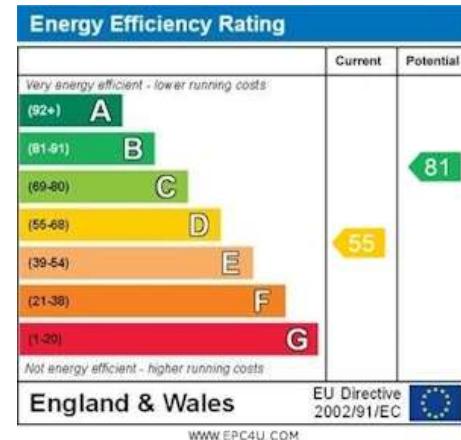
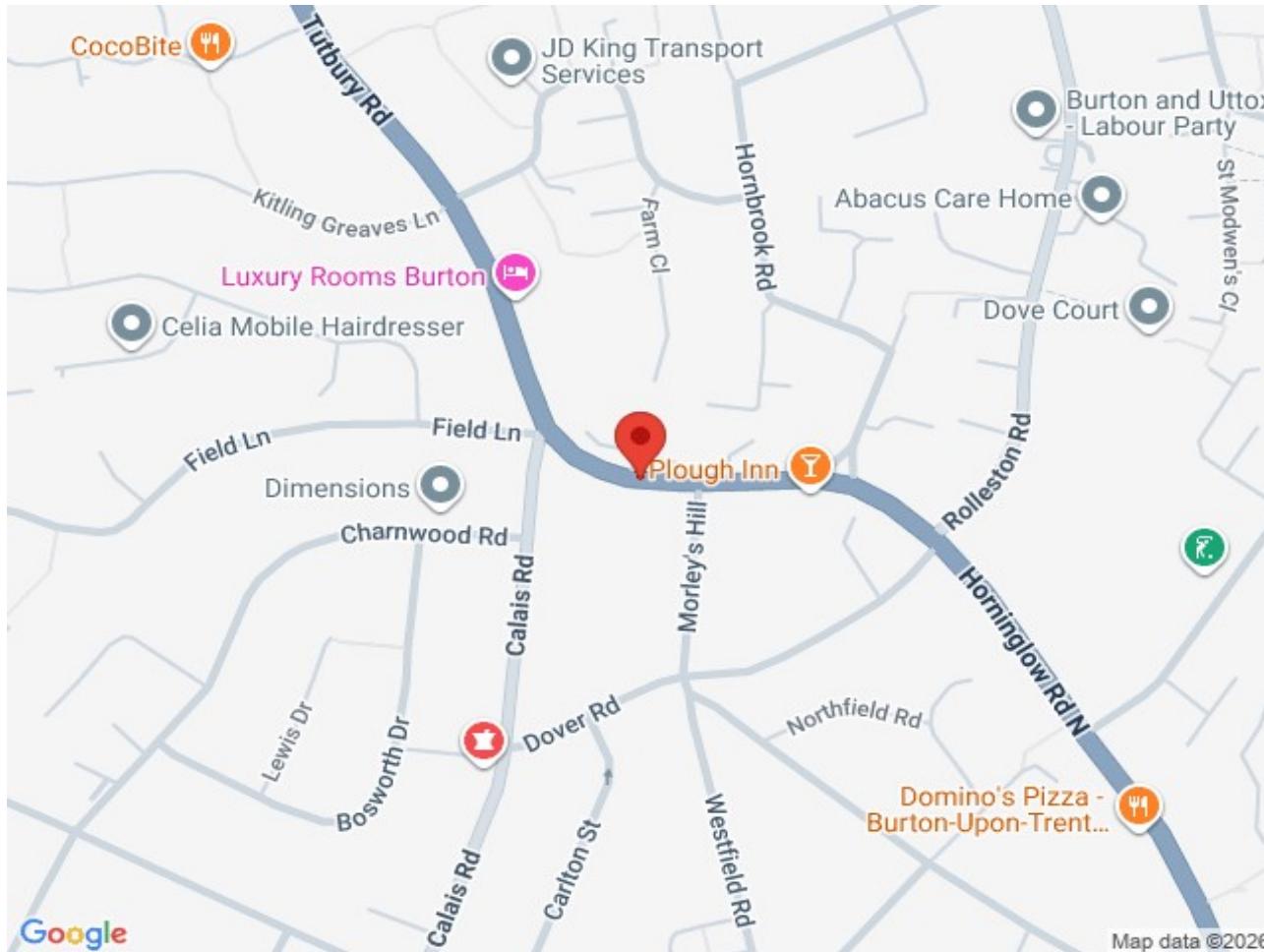
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

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.



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