

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

54 Swannington Street Burton Upon Trent, Staffordshire DE13 0RT



A recently upgraded traditional detached residence set in a good size mature garden with re-fitted kitchen and bathrooms and a lovely log burner in the lounge.

- Close to Burton Queen's Hospital • Gas centrally heated and double glazed
- Superb re-fitted kitchen • Great ground floor shower room • Lounge with log burner • Dining area
 - Three good size bedrooms • Well appointed and re-fitted bathroom
 - Driveway • Workshop • Enclosed good size rear garden
- **VIEWING ESSENTIAL** •

Price £239,950



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GENERAL INFORMATION

THE PROPERTY

We are pleased to bring to the market this recently upgraded traditional detached residence set in a mature garden plot close to Burton Queens Hospital. The current owners have created a lovely living space with a good size dining area which opens into the lounge with its attractive log burner with oak mantle over and patio doors leading out to the rear terrace with lawn beyond. A superb re-fitted kitchen and a re-fitted and re-modelled shower room. From the hallway stairs rise to the first floor landing with three good size bedrooms and a well appointed modern re-fitted bathroom.

Outside, a patterned concrete driveway gives off road parking and the rear garden is fully enclosed with lawn, orchard area and the essential 'Man-cave'.

LOCATION

Burton's world-renowned reputation for brewing is celebrated in its museums - with real ales still brewed today. The town offers Shopping centres and a leisure complex along with riverside walks. Burton upon Trent station has excellent services to Birmingham, Derby and Nottingham. The A38 and A50 are an easy drive and offer access to the further motorway network beyond.

ACCOMMODATION

DOUBLE GLAZED FRONT ENTRANCE DOOR

Provides access to:

ENTRANCE HALL

Having stairs to first floor accommodation, double glazed window to side elevation, feature circular window to front elevation, ceramic tiled floor and doors leading off.

LOUNGE/DINING ROOM

Incorporating:

DINING AREA 3.36m x 3.44m max (11'0" x 11'3" max)

Having a bay window to front elevation, ceiling light point and radiator.

LOUNGE AREA 4.12m x 3.63m (13'6" x 11'11")

A lovely feature of the room is a recently installed log burner with oak mantle over creating a cosy feel to the room on a cold winters evening. Patio doors look out to the rear garden, there is a radiator and ceiling light point.

RE-FITTED KITCHEN 3.08m x 2.83m (10'1" x 9'3")

Superbly re-fitted with a range of grey hi-gloss base cupboards and matching wall mounted cabinets. Contrasting worktops incorporate a one and a quarter sink with extendable mixer tap over and ceramic hob. There is an integrated oven and microwave and spaces for a washing machine and fridge/freezer. There are attractive brick style splash-backs and windows looking out over the rear garden and the side elevation. A door leads out to the side and a further door gives access to:

RE-FITTED SHOWER ROOM

Re-fitted to a lovely standard with a large tiled



enclosure with dual rain-fall and hand-held shower heads, w.c and vanity unit with wash hand basin inset. There are attractive tiled surrounds and chrome heated towel rail.

FIRST FLOOR ACCOMMODATION

LANDING

Having double glazed window to front elevation, loft access point and doors leading off.

BEDROOM ONE 4.13m x 3.63m max (13'7" x 11'11" max)

Having double glazed window to rear elevation and central heating radiator.

BEDROOM TWO 3.36m x 3.65m excluding bay recess (11'0" x 12'0" excluding bay recess)

Having double glazed bay window to front elevation and central heating radiator.

BEDROOM THREE 2.42m x 2.97m (7'11" x 9'9")

Having double glazed window to side elevation and central heating radiator.

BATHROOM

Superbly presented and recently re-fitted with a panelled bath having mixer taps with shower attachment, w.c and vanity unit with wash hand basin inset. There are tiled surrounds, obscure window to the side aspect, built-in storage cupboard and chrome heated towel rail.

OUTSIDE AND GARDENS

To the front of the property is a lovely patterned concrete driveway providing off road parking with a circular flower bed.

To the rear is a mature and well-established lawn with borders. To the bottom of the garden is an orchard area with fruit trees. There is also a workshop with power and light, and ample space for sheds and greenhouses.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band C

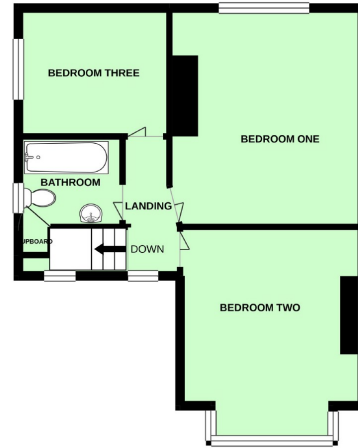
VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW February 2021)/A



GROUND FLOOR

1ST FLOOR



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 for 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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CONDITIONS OF SALE

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.
No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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