

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

5 Eagle Heights

Winshill, Burton Upon Trent, Staffordshire DE15 0ED



A two bedroom semi-detached residence offering partial views over surrounding countryside.

- NO UPWARD CHAIN
- Gas centrally heated • Lounge and dining kitchen • Two bedrooms • First floor bathroom
 - Drive to front • Garden offering partial views over surrounding countryside
 - Sold as seen • **VIEWING ESSENTIAL** •

Price £132,500



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GENERAL INFORMATION

THE PROPERTY

This two-bedroom semi-detached property benefits from gas central heating, off road parking and partial views over surrounding countryside. Sold as seen, the property has an open porch with storage cupboards, a hallway with large under-stairs storage area, lounge with views over the rear garden, a dining room which opens into the kitchen, and to the first floor are two good size bedrooms, a bathroom, and a separate w.c.

Outside, is a drive to the front with parking for a car. A path leads down the side of the property and gives access to the rear tiered garden with decked and paved patio, gravelled areas and borders.

LOCATION

The property sits on the edge of Winshill with local amenities close by that include convenience store, pharmacy, doctors, and primary school. The town centre of Burton upon Trent is just a few miles away and offers everyday shopping and leisure facilities.

ACCOMMODATION

OPEN PORCH

With storage cupboard.

ENTRANCE DOOR

Provides access to:

HALLWAY

With useful storage cupboard, further useful under-

stairs storage/utility area, stairs to first floor landing, door to kitchen, and further door to:

LOUNGE 3.18m max x 3.76m (10'5" max x 12'4")

With two windows to rear aspect, radiator and ceiling light point. Door to:

DINING AREA 2.67m x 3.19m (8'9" x 10'6")

With window overlooking the rear garden and fields beyond, door leading out onto the rear patio area, radiator, ceiling light point, and a wide opening to:

KITCHEN 2.7m max 1.87m min x 3.24m (8'10" max 6'2" min x 10'8")

Fitted with a range of base cupboards and drawer units with matching wall mounted cabinets over. Worktops are inset with a stainless steel sink and side drainer. Appliance spaces suitable for fridge/freezer, cooker, and washing machine. Window to front aspect, radiator and ceiling light point.

FIRST FLOOR ACCOMMODATION

LANDING

With window to front aspect, cupboard housing the domestic hot water and central heating boiler, and doors leading off.

BEDROOM ONE 3.33m x 4.71m (10'11" x 15'5")

With two windows to rear aspect offering views over the surrounding countryside. Radiator and ceiling light point.

BEDROOM TWO 3.85m x 2.6m (12'8" x 8'6")

With window to rear aspect, radiator and ceiling light point.



STORAGE CUPBOARD 0.8m x 1.61m (2'7" x 5'3")

BATHROOM 1.63m x 1.79m (5'4" x 5'10")

Fitted with a pedestal wash hand basin and panelled bath, tiled surrounds, ceiling light point and window to front aspect.

SEPARATE W.C 1.41m x 0.85m (4'8" x 2'9")

Fitted with a w.c., window to front aspect and ceiling light point.

OUTSIDE AND GARDENS

The property is set back behind a tarmacadam driveway providing parking for one vehicle.

A paved pathway leads along the side of the house to a gate which opens up into the rear garden incorporating a decked and paved patio area, steps lead down to a further patio area with shrubbed beds.

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 B

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW February 2022)/A

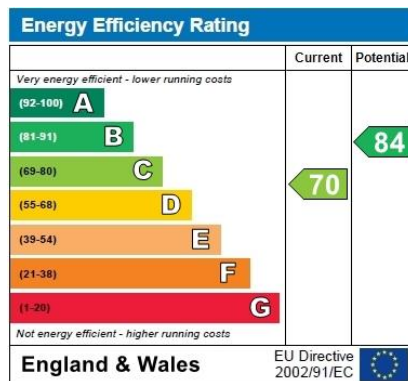


GROUND FLOOR

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 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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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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