

SCARGILL
MANN & CO

EST. 1995



97 Goodman Street

, Burton-On-Trent, DE14 2RE

Offers Over £95,000



97 Goodman Street

, Burton-On-Trent, DE14 2RE

Offers Over £95,000



GENERAL INFORMATION

THE PROPERTY

Conveniently located just off Sydney Street is this three bedroom terrace property being sold with no upward chain and requiring upgrading. The accommodation in brief is comprised of two reception rooms, kitchen and a bathroom. On the first floor are three bedrooms.

ACCOMMODATION

Entrance door opening into:

LOUNGE

11'11" into chimney x 10'1" to window (3.63 into chimney x 3.08 to window)

Storage cupboard housing gas meter, radiator and door through to:

REAR RECEPTION ROOM

11'11" to chimney breast x 11'3" (3.63 to chimney breast x 3.44)

Useful under stair storage cupboard, stairs up to first floor, entry door to the outside and further door to:

KITCHEN

6'1" x 8'10" (1.85 x 2.70)

Fitted with a range of base cupboards, drawers and wall mounted cabinets and where the central heating boiler is housed, there is space for washing machine, cooker point and work surfaces are inset with a stainless steel drainer and sink, window to the side aspect and door leading through to:

BATHROOM

5'6" x 6'3" to window (1.68 x 1.91 to window)

Panelled bath, pedestal hand wash basin, tiled surrounds and an obscure window to the rear aspect, ceiling light point.

FIRST FLOOR

LANDING

Doors leading off to:

BEDROOM ONE

10'2" x 13'6" (3.09 x 4.12)

Radiator, ceiling light point and window to the front aspect.

BEDROOM TWO

11'3" to window x 10'3" to chimney (3.44 to window x 3.13 to chimney)

Storage cupboard, ceiling light point and radiator.

BEDROOM THREE

7'11" x 8'11" to window (2.41 x 2.72 to window)

Radiator, window to rear aspect and ceiling light point.

OUTSIDE

.
Shared access leads down to the rear garden via a gate with a pedestrian right of way into the garden which is mainly laid to lawn and does require works. Please note one other property has right of way across the back of number 97 to their property.

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.

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.

AGENTS NOTE

This property has shared access across the back to a neighbours property.

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

COUNCIL TAX BAND

East Staffordshire Borough Council- Band A

VIEWING

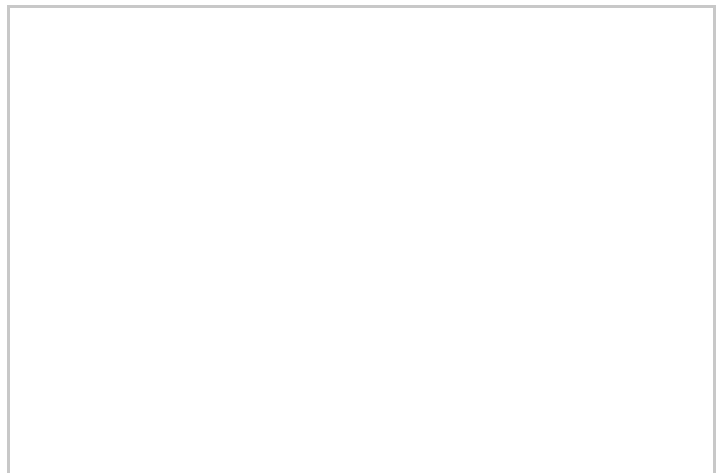
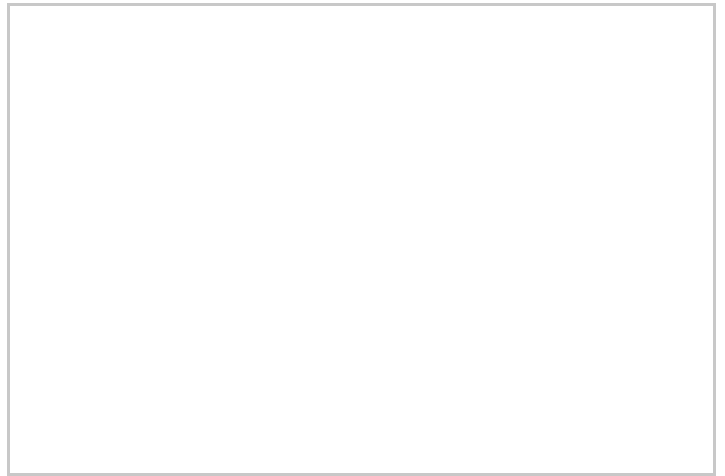
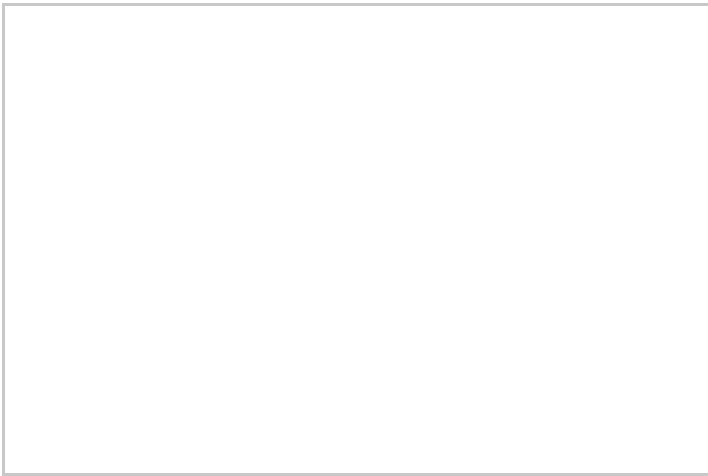
Strictly by appointment through Scargill Mann & Co (ACB/JLW 02/2024)/DRAFT

OUTSIDE.

Outside to the rear is a garden which can be accessed via a communal side entry.

LOCATION

Goodman Street is located close to amenities with supermarkets, school, bus service and allows for good access to the a38 for onwards travel



Road Map



Hybrid Map



Terrain Map



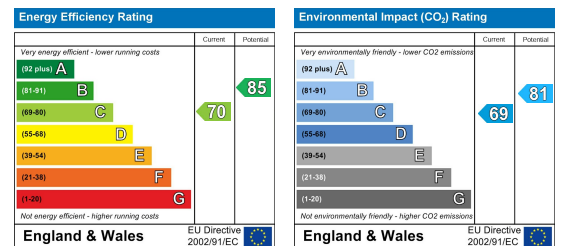
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.