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56 Foston Avenue  
Burton Upon Trent  
Staffordshire  
DE13 0PL

Asking Price  
£280,000

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- CHAIN FREE
- An extended three/four bedroom semi-detached
- Accommodation arranged over three floors
- Sitting room/ Rear lounge with log burner
- Superb dining kitchen with French doors to garden
- 1st floor Principal bedroom with Melton Interiors fitted wardrobes
- Two further double bedrooms
- Single Bedroom/Study
- Family Bathroom/2nd Floor w.c. (saniflow) and hand basin
- Parking and gardens.

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

### THE PROPERTY

An opportunity to acquire a CHAIN FREE extended three/four bedroom residence situated in this popular location close to Queens Burton Hospital. This semi-detached residence offers a family spacious accommodation over three floors with an entrance hallway having stairs off to the first floor, sitting room, rear lounge with log burner and opening into the dining kitchen.

To the first floor are two double bedrooms, the principal having wardrobes fitted by Melton Interiors, and a third single bed that has been used as a study by the current owners. To the second floor is a landing with cloaks off and a further double bedroom.

### LOCATION

Foston Avenue is a popular location close to Burton Queens Hospital and has local amenities close by. The town centre of Burton upon Trent is a short drive away where a complete range of everyday shopping and leisure facilities are available.

### OUTSIDE

Outside is parking to the front with steps rising to the entrance. A path gives access to the rear enclosed garden, with lawn patio and borders.

### ACCOMMODATION

#### FRONT ENTRANCE DOOR

With attractive leaded lights provides access to:

#### ENTRANCE HALL

1.86 x 3.89 (6'1" x 12'9")

Having stairs to first floor, useful under-stairs storage cupboard, radiator, ceiling light point and doors leading off to rear lounge, dining kitchen and to:

#### FRONT SITTING ROOM

3.72 x 3.49 excluding bay (12'2" x 11'5" excluding bay)

Having feature fire surround with living flame effect gas fire inset and tiled hearth. Walk-in bay window to front aspect, radiator and ceiling light point.

#### REAR LOUNGE

3.33 into chimney breast x 4.10 (10'11" into chimney breast x 13'5")

Having oak flooring, multi-fuel burner set on a granite hearth, built in shelving unit with lighting, ceiling light point, radiator and French doors leading to:

#### FITTED DINING KITCHEN

5.16 x 3.32 min 6.69 max (16'11" x 10'11" min 21'11" max)

Fitted with an extensive range of base cupboards and drawer units with matching wall mounted cabinets over. Worktops with matching up-stands are inset with a one and a quarter stainless steel sink with mixer tap over, plus a four ring gas hob with tiled splash back and extractor over. Built-in oven, provision for fridge/freezer and plumbing for washing machine. The worktops extend to create a breakfast bar. There is attractive laminate flooring, ceiling light points, radiator, window to rear aspect, French doors leading out onto the rear garden and door to side aspect.





#### FIRST FLOOR ACCOMMODATION

##### LANDING

Having window to side aspect, stairs to second floor landing and doors leading off.

##### BEDROOM ONE

2.93 x 4.18 (9'7" x 13'9")

Comprehensively fitted with a range of over-head storage cabinets, wardrobes, dressing table and bed-side cabinets by Melton Interiors. Bay window to front aspect, radiator and ceiling light point.

##### BEDROOM TWO

3.47 x 4.10 (11'5" x 13'5")

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

##### BEDROOM THREE

2.27 x 2.03 (7'5" x 6'8")

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

##### MODERN FAMILY BATHROOM

2.24 x 2.10 (7'4" x 6'11")

Fitted with a p-shaped bath with mixer tap and separate shower over with glazed side screen, pedestal wash hand basin and w.c. Tiled surrounds and flooring, chrome heated towel rail, ceiling light point, obscure windows to side and rear aspects and a useful airing cupboard housing the domestic hot water tank.

#### SECOND FLOOR ACCOMMODATION

##### LANDING.

With window to side aspect, door to cloakroom and door to:

##### BEDROOM FOUR

3.43 x 4.41 (11'3" x 14'6")

With two large Velux windows, eaves storage space, ceiling light point and electric heater.

##### CLOAKROOM

Fitted with a Saniflo w.c and corner wash hand basin. Cupboard to eaves storage space.

##### OUTSIDE AND GARDENS

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The property sits back from the road behind a tarmac driveway providing parking for several cars. Steps rise to the front garden with herbaceous planting. A pathway leads to the front door and a further pathway leads along the side of the property to a gate giving access to the rear.

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The fully enclosed and mature rear garden incorporates a patio area, lawn, flowering borders and ample space for shed/greenhouse.

##### 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.

##### AGENTS NOTE

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/environment-agency>

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

##### 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.

##### COUNCIL TAX BAND

East Staffordshire Borough Council- Band B

##### CURRENT UTILITY SUPPLIERS

Water - South Staffs

Gas - Scottish Power

Electric - Scottish Power

Sewage

Broadband supplier - Virgin

Broadband speeds

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

##### SCHOOL CATCHMENT AREAS

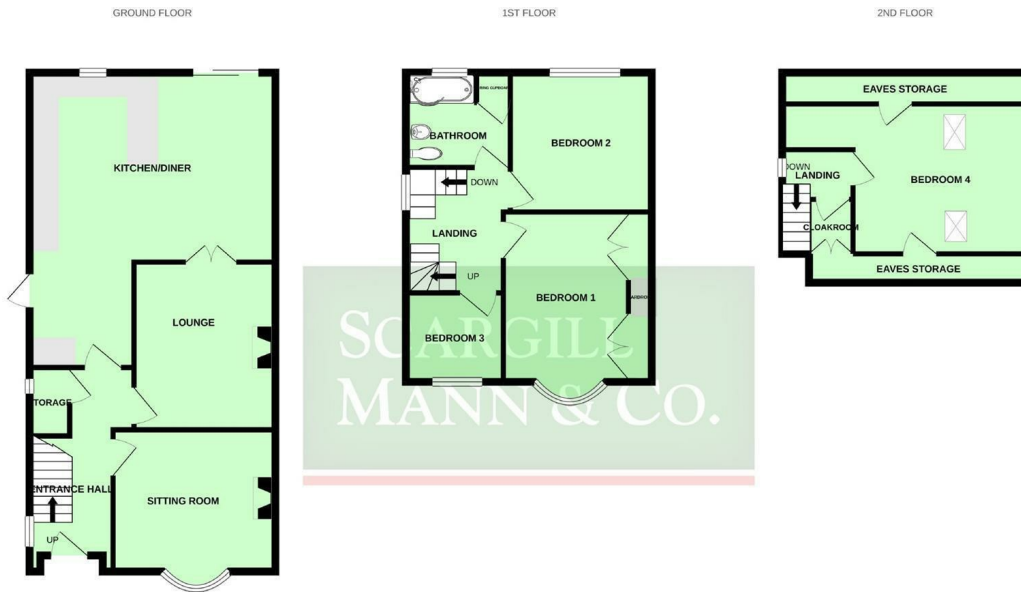
<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

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

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

##### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW November 2023)/A



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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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