

SCARGILL
MANN & CO

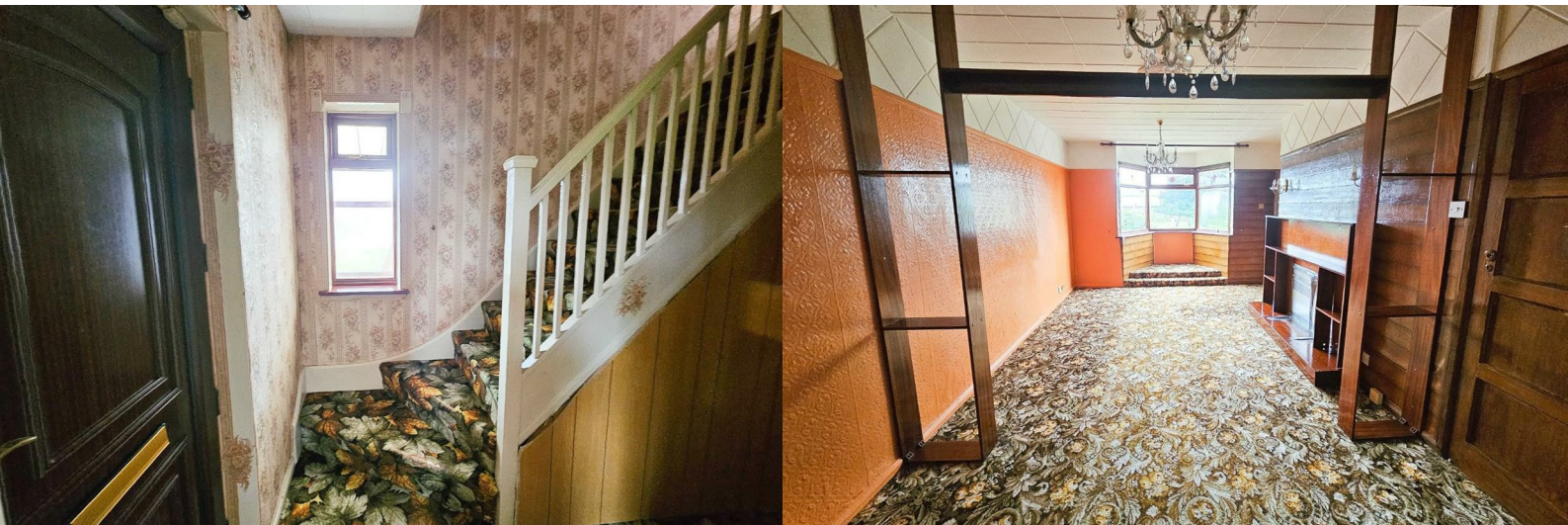
EST. 1995



67 Hawfield Lane

, Burton-On-Trent, DE15 0BX

Price Guide £125,000



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GENERAL INFORMATION

THE PROPERTY

This semi-detached property offers lots of potential and scope for improvement with two good-sized bedrooms on the first floor and a bathroom; on the ground floor is a lounge/diner, a conservatory to the side, and a rear lobby with storage areas.

OUTSIDE

The property is elevated, with steps leading up to the entrance door from Hawfield Lane. There are gardens to the front and to the rear.

LOCATION

The property sits just a short walk away from a range of facilities, including a convenience shop, a primary school, a doctor's surgery and a pharmacy. There is a public bus service to the centre of Burton upon Trent where more shopping and leisure facilities can be found.

ACCOMMODATION

Entrance door opening through to:

HALLWAY

6'5" incorporating stairs x 9'4" (1.98m incorporating stairs x 2.87m)

Stairs off to first floor with useful under stair cupboard, window to the side aspect and door leading through to:

LOUNGE

11'10" max 9'11" min x 22'1" into bay (3.61m max 3.04m min x 6.74m into bay)

Two ceiling light points, wall light points, door through to kitchen and timber fire surround, there is timber effect wall covering and window to the rear aspect.

KITCHEN

9'0" to window x 8'8" max 5'3" min (2.76m to window x 2.65m max 1.62m min)

Window to the rear aspect, stainless steel sink unit with base cupboard beneath, provision for washing machine and a useful walk in pantry with bi fold doors, door leads out to the rear lobby with further doors leading off to:

CONSERVATORY

5'7" x 14'1" (1.72m x 4.30m)

Has a door to the front aspect and wall light points.

COAL HOUSE accessed from lobby

2'8" width x 5'5" length (0.82m width x 1.67m length)

Door to further rear lobby

REAR LOBBY

8'3" x 5'11" to the door (2.54m x 1.82m to the door)

Door to the outside, light point and power.

FIRST FLOOR

LANDING

Window to the side aspect, loft access point, airing cupboard housing the domestic hot water and central heating tank and header tank, doors opening off to:

BEDROOM ONE

15'5" x 11'9" into bay window (4.71m x 3.59m into bay window)

Ceiling light point, electric storage heater, period tiled fire place, useful built in storage cupboard, window to the front aspect and a further lizard light bay window to the front aspect.

BEDROOM TWO

10'6" to window x 9'11" width (3.22m to window x 3.03m width)

Has a window to the rear aspect and storage cupboard providing hanging space and shelving.

BATHROOM

6'5" x 5'6" to window wall (1.98m x 1.70m to window wall)

Is equipped with a panelled bath, pedestal hand wash basin and W.C., there is a wall mounted electric shower, tiled surrounds and an obscure window to the rear aspect.

OUTSIDE

The property sits back off Hawfield Lane behind a hedged boundary and steps rising to the front door, the front garden is predominantly laid to shrubs. The rear garden is predominantly laid to lawn with mature hedge borders, ample space for vegetable gardens along with space for greenhouses and sheds.

SCHOOLS

<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/>

TENURE

FREEHOLD - 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.

CONDITION 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 A

BROAD BAND SPEEDS

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

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

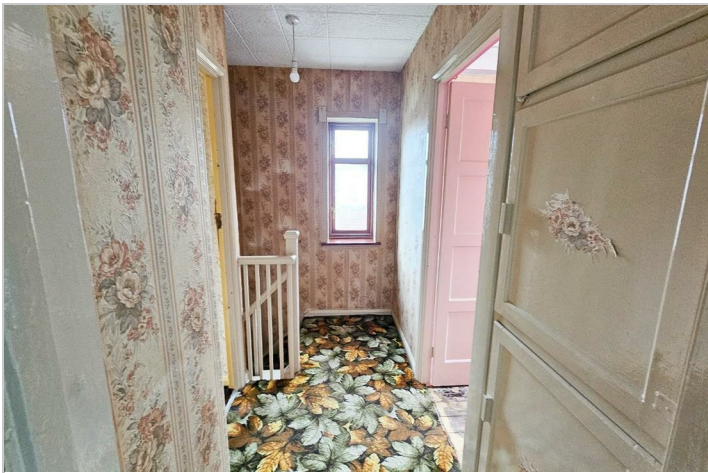
FLOOD DEFENCE

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/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2024) A



Road Map



Hybrid Map



Terrain Map



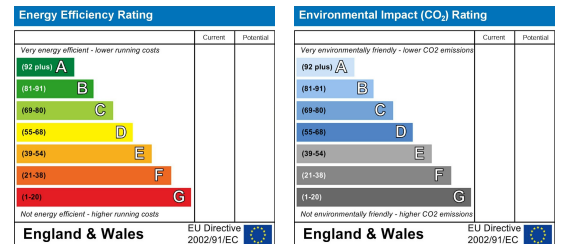
Floor Plan



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.