

SCARGILL  
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EST. 1995



105 Sydney Street

, Burton Upon Trent, DE14 2QY

**Price Guide £230,000**



# 105 Sydney Street

, Burton Upon Trent, DE14 2QY

## Price Guide £230,000



### GENERAL INFORMATION

#### THE PROPERTY

For sale in this popular location is this substantial period residence, situated in a convenient area close to the town centre of Burton-upon-Trent. The spacious accommodation includes an entrance porch, two reception rooms, a good-sized fitted kitchen and a rear lobby leading to a ground-floor bathroom with a separate shower cubicle. On the first floor are four well-proportioned bedrooms and a w.c.

Outside, to the front is a driveway leading to a gated car port which in turn leads to a detached garage. To the rear is a fully enclosed and generous sized garden.

#### LOCATION

Sydney Street is a popular location situated off Derby Road with amenities close by including convenience stores, football stadium and Eton park. There is a regular bus service offering ease of access into Burton upon Trent town centre where a complete range of services are available.

#### ACCOMMODATION

##### FRONT ENTRANCE DOOR

Provides access to:

##### PORCH

With further door opening through to:

##### RECEPTION ROOM ONE

12'6" into chimney breast x 14'10" (3.81 into chimney breast x 4.53)

Having a large window to front aspect, laminated flooring, ceiling light points, radiator, Adam style fire surround with tiled hearth and living flame gas fire inset. Further door to:

##### DINING ROOM

11'1" x 12'7" (3.39 x 3.83)

Having stairs to first floor. Radiator, ceiling light point, obscure window to drive and further door to:

##### FITTED KITCHEN

10'9" x 11'10" (3.28 x 3.61)

Fitted with a range of base cupboards and drawers with a matching range of wall mounted cabinets. Work preparation surfaces with tiled surrounds are inset with a Miele four ring gas hob with extractor over and a stainless steel sink and side drainer unit with mixer tap over. Plumbing for washing machine and dishwasher, provision for fridge/ freezer. Tiled flooring, chrome heated towel rail, ceiling light points and door to:

##### REAR LOBBY

With door to drive, radiator, ceiling light point, large storage cupboard and further door to:

#### GROUND FLOOR BATHROOM

7'1" x 8'5" (2.15 x 2.57)

Fitted with a panelled bath, w.c., vanity unit inset with a wash hand basin and separate tiled shower enclosure. Radiator, windows to side and rear aspects. The Valiant domestic central heating and hot water boiler is also housed here.

#### FIRST FLOOR ACCOMMODATION

##### LANDING

All doors lead off to:

##### BEDROOM ONE

12'7" x 15'0" (3.84 x 4.56)

With window to front aspect, radiator, ceiling light point and a range of built-in cupboards, dressing table and overhead cabinets.

##### BEDROOM TWO

9'3" x 12'10" (2.83 x 3.91)

Having window to front aspect, radiator, ceiling light point and laminated flooring. This room is currently used as a hobbies room.

##### BEDROOM THREE

13'3" x 9'4" (4.04 x 2.85)

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

##### BEDROOM FOUR

9'9" x 8'0" (2.98 x 2.45)

Having window to rear aspect, radiator, ceiling light point and useful built-in cupboard with loft access point.

##### W.C.

2'11" x 4'9" (0.89 x 1.44)

Having w.c., wall mounted wash hand basin, obscure window to rear aspect and ceiling light point.

#### OUTSIDE AND GARDENS

The property is set back from the road behind a wall with hard landscaped fore garden. A tarmac driveway leads to large double gates which open down the side of the property where the drive continues and leads to a detached garage.

##### GARAGE

Having up and over door, window and pedestrian door to rear garden.

##### REAR GARDEN

The rear garden is fully enclosed and predominantly laid to lawn with a paved path and block paved patio area.

##### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

Tel: 01283548194

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

### CONSTRUCTION

Standard Brick Construction

### COUNCIL TAX BAND

East Staffordshire Borough Council- Band A

### CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

### BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

<https://www.openreach.com/>

### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding 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/>

### 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

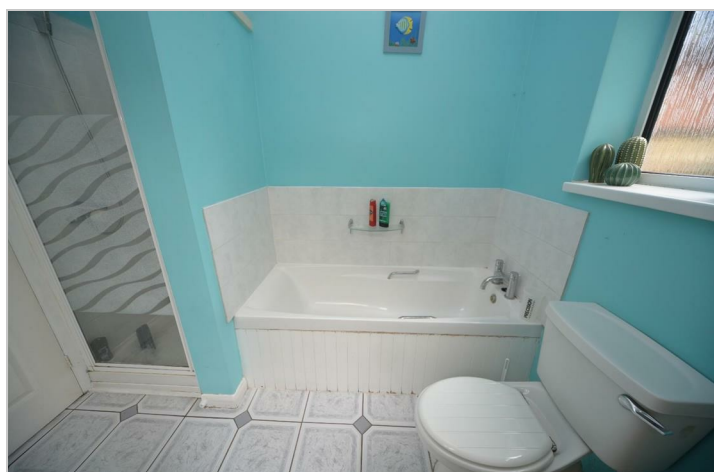
**FREEHOLD** - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### 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.

### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2025)  
A



Road Map



Hybrid Map



Terrain Map



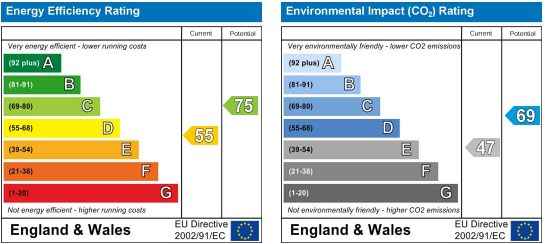
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.