

**6 Weston Park
Avenue
Burton-On-Trent
DE14 2AF**

**Offers In The
Region Of
£199,950**



- NO UPWARD CHAIN
- NEWLY RE-DECORATED
- GAS CENTRALLY HEATED AND DOUBLE GLAZED
- DUAL ASPECT LOUNGE-DINER
- KITCHEN WITH DOOR TO REAR GARDEN
- THREE BEDROOMS
- FAMILY BATHROOM
- DRIVE AND GARAGE
- GARDEN
- POPULAR LOCATION

GENERAL INFORMATION

THE PROPERTY

Sitting on the popular Weston Park Avenue, this attractive end-terrace house is now available for sale with no upward chain. Built in 1994, this well-presented property boasts a generous 958 square feet of living space, making it an ideal family home.

Upon entering, you are greeted by an entrance hall that leads into a bright and airy dual aspect lounge diner. The fitted kitchen, conveniently located adjacent to the dining area, features a door that opens directly into the garden.

The first floor comprises three well-proportioned bedrooms, providing ample space for a family or guests, along with a family bathroom. The property has been recently redecorated in neutral tones, ensuring a fresh, clean feel throughout, complemented by gas central heating and double glazing for comfort and efficiency.





Externally, the property benefits from a driveway that leads to an integral garage with an up-and-over door, offering parking for two vehicles. A pathway runs alongside the house, leading to a fully enclosed rear garden that provides a space for outdoor activities, gardening, or simply enjoying the fresh air.

This delightful home is perfectly situated in a popular area, making it an excellent choice for those seeking a blend of comfort and convenience. With its appealing features and no upward chain, this property is not to be missed.

LOCATION

Weston Park Avenue is a popular location, close to canal walks and local amenities. The A38 is a short drive away, leading to the A50, providing

quick access to Derby, Uttoxeter, and Lichfield.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

1.07m x 1.51m (3'6" x 4'11")

Has a door to the front aspect, window to the side aspect, ceiling light point and door opening through to lounge and dining area.

LOUNGE AND DINING AREA

3.48m max 2.91m min x 6.72m (11'5" max 9'6" min x 22'0")

Has a window to the front aspect, further window to the rear aspect, radiator, ceiling light points, door to kitchen, door to stairs and a feature fire surround with tiled inset,

KITCHEN

2.44m x 3.15m (8'0" x 10'4")

There is a door to the garden, window looking out to the rear garden, the kitchen is fitted with a range of base cupboards, drawers and wall mounted cabinets, worktops incorporate a four ring gas hob and a one and a quarter composite sink with mixer tap, there is an integrated Bosch oven, the Ideal Logic domestic hot water and central heating boiler is housed here, there are attractive tiled surrounds, radiator and ceiling light point.

FIRST FLOOR

Has a window and turns to the main landing.

LANDING

Has a loft access point, radiator and a useful built in storage cupboard which



also houses the domestic hot water and central heating tank and offers space for linen storage. Doors lead off:

BEDROOM ONE

3.65m to window x 3.47m max 2.86m min (11'11" to window x 11'4" max 9'4" min)

Has a window to the front aspect, radiator and ceiling light point.

BEDROOM TWO

3.22m max 2.86m x 3.00m to window (10'6" max 9'4" x 9'10" to window)

Has a window to the rear aspect, radiator and ceiling light point.

BEDROOM THREE

2.70m x 2.48m to window (8'10" x 8'1" to window)

Has a window to the front aspect, radiator and ceiling light point.

FAMILY BATHROOM

2.34m to window x 2.06m (7'8" to window x 6'9")

Has a panelled bath with taps, a separate electric Mira shower over, corner pedestal hand wash basin, W.C., there are radiators, tiled splashbacks, window to the rear aspect and ceiling light point.

OUTSIDE

The property sits back off Weston Park Avenue and provides parking for two vehicles, there is a garage with up and over door and to the side of the property is a path that leads through to the fully enclosed rear garden which has fenced boundary, lawn, patio and gravel and shrub borders.

AGENTS NOTES

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

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.

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.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

CURRENT UTILITY SUPPLIERS

Gas

Electric

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

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

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

FLOOD DEFENCE

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

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.

<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>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2025) A



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.
Made with Metrigix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

SALES OFFICE
Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT
T: 01283 548194 /01332 208820
E: sales@scargillmann.co.uk

LETTINGS OFFICE
17 Mallard Way
Pride Park
Derby
DE24 8GX
T: 01332 206620
E: lettings@scargillmann.co.uk

www.scargillmann.co.uk