

**8 Bladon Street
Burton-On-Trent
DE15 0DD**

**Offers In The
Region Of
£160,000**



- NO UPWARD CHAIN
- IN NEED OF COSMETIC UPGRADING
- THREE GOOD SIZE BEDROOMS
- LOUNGE DINER
- KITCHEN
- GROUND FLOOR W.C.
- 1ST FLOOR BATHROOM
- GARDENS

GENERAL INFORMATION

THE PROPERTY

This three-bedroom semi-detached house presents an excellent opportunity for those looking to make their mark on a property. Sold with the benefit of no upward chain, this home requires some cosmetic upgrading, allowing you to personalise it to your taste.

Upon entering, you are greeted by an entrance hallway that leads to a lounge diner at the front. The kitchen, conveniently located at the rear of the property has a door that opens out to the rear garden. Additionally, there is a separate w.c. for added convenience.

The first floor has three generously sized bedrooms. The bathroom, complete with a coloured suite, offers a functional space that can be updated to suit your preferences.





Outside, the property features a paved path and a front garden that could be adapted into off-road parking, subject to the necessary permissions. The rear garden is a true highlight, slightly elevated and generously sized, offering plenty of room for lawns, a kitchen garden, and a patio area for outdoor enjoyment.

This property is ideal for those seeking a home with potential. Its spacious layout and outdoor space make it a wonderful canvas for your vision.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

1.65m x 3.37m (5'4" x 11'0")

Has stairs off to first floor, useful under

stairs storage cupboard and door leading through to cloakroom.

CLOAKROOM

0.83m x 1.29m (2'8" x 4'2")

Has obscure window to side aspect, radiator, ceiling light point and W.C.

LOUNGE DINER

6.80m to chimney max x 2.92m min

3.87m (22'3" to chimney max x 9'6" min 12'8")

Has two windows to the front aspect, radiators, ceiling light points, wall light points and a stone fire place with timber plynths with gas living flame fire inset.

KITCHEN

2.10m max 1.28m min x 5.86m (6'10"

max 4'2" min x 19'2")

Is fitted with a range of base cupboards, drawers and matching wall mounted

cabinets and glass display units, worktops are inset with a one and a quarter stainless steel sink, there is space for a electric cooker, space for washing machine, space for tumble dryer, two windows look out onto the rear garden and a rear door give access to the garden.

FIRST FLOOR

LANDING

With a window to the side aspect and loft access point.

BEDROOM ONE

3.64m into chimney x 3.87m to window

(11'11" into chimney x 12'8" to window)

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



BEDROOM TWO

2.13m x 3m to wardrobe (6'11" x 9'10" to wardrobe)

Has a window to the rear aspect looking out over the garden, built in cupboard which houses the domestic hot water and central heating Worcester Bosch boiler.

BEDROOM THREE

2.92m to window x 3.03m into chimney (9'6" to window x 9'11" into chimney)

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

BATHROOM

3.03m x 1.27m width (9'11" x 4'1" width)

Stand in shower bath with shower over and screen, pedestal hand wash basin, W.C., two windows to the rear aspect, there are tiled surrounds, ceiling light point and radiator.

OUTSIDE

The property sits back off Bladon Street with a gravel and grass frontage, paved path leads



down the side of the property to the entrance door and continues through a gate to the rear garden, which is a generous size and slightly elevated with gravel borders, ample space for kitchen gardens and childrens play areas if required.

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.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band A

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 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/>

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/>

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/>

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



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) A | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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