

SCARGILL
MANN & CO

EST. 1995



35 Greenway

, Burton-On-Trent, DE15 0AR

Guide Price £190,000



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GENERAL INFORMATION

THE PROPERTY

FOR SALE BY AUCTION ON 29 OCTOBER 2025. This four-bedroom detached property requires full renovation. It sits on a superb plot, edging woodland to the side and offering ample parking and a garden to the front and an elevated garden to the rear. Inside the accommodation has a hallway, with stairs off, a lounge opening into a dining room with a conservatory off. The kitchen and breakfast area look out to the garden and lead into the utility with cloakroom off.

To the first floor are four bedrooms, an ensuite (shower is not connected to drains), and a bathroom (bath is not connected to the drains).

Outside the driveway leads to a double garage.

LOCATION

Greenway is situated in a popular location in Winshill, close to schools, riverside walks, a doctor's surgery, a co-op, and a church. The town centre of Burton upon Trent is a short drive away.

ACCOMMODATION

Entrance door opening through to:

HALLWAY

4'1" x 4'7" (1.26m x 1.40m)

Has stairs off to first floor, wood effect flooring and door leading through to lounge.

LOUNGE

13'7" x 13'5" (4.15m x 4.09m)

Has large walk in bay window to the front aspect, Adams style fire place, useful under stairs storage cupboard, door to kitchen and a wide opening leading to the dining room.

DINING ROOM

8'11" x 9'1" (2.73m x 2.78m)

Has French doors out into the conservatory, ceiling light point and wood effect flooring.

CONSERVATORY

14'9" x 8'11" (4.50m x 2.74m)

Has French doors out into the garden, ceiling light point and tiled flooring.

KITCHEN

9'1" x 11'8" (2.78m x 3.57m)

Is fitted with a range of units and stainless steel sink with worktops.

DINING AREA

8'0" x 9'3" (2.44m x 2.82m)

Has a window to the rear aspect and a door through to the utility.

UTILITY

4'10" x 4'10" (1.49m x 1.48m)

Has radiator, plumbing for washing machine, space for further appliance, the hot water boiler is housed here but not working, door to outside and a further door opens through to the guest cloakroom.

CLOAKROOM

4'0" x 4'11" (1.22m x 1.50m)

Has W.C., vanity unit with hand wash basin and obscure window to the rear aspect.

FIRST FLOOR

Stairs rise to:

LANDING

With doors opening through to:

BEDROOM ONE

10'7" min 13'7" max x 11'5" (3.246m min 4.153m max x 3.50m)

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

ENSUITE

5'9" x 5'4" (1.76m x 1.64m)

Has W.C., vanity unit with hand wash basin, there is a corner shower with electric shower which is not currently in working order.

BEDROOM TWO

9'5" x 11'4" to window (2.871m x 3.47m to window)

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

BEDROOM THREE

8'7" x 13'2" to window (2.63m x 4.03m to window)

Window to the front aspect, radiator and ceiling light point.

BEDROOM FOUR

8'9" x 8'9" (2.67m x 2.68m)

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

BATHROOM

6'3" to window x 6'9" (1.91m to window x 2.08m)

Is equipped with a panelled bath which is not in working order, W.C., vanity unit with hand wash basin, there is a window to the rear aspect and ceiling light point.

DOUBLE GARAGE

17'11" x 17'11" (5.48m x 5.21m)

There are twin up and over doors, power, light and loft access point.

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.

The central heating system and boiler do not work.

CONDITION OF SALE FOR AUCTION

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non- refundable auctioneers fees apply:

• 5% deposit (subject to a minimum of £5,000)

• Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

Tel: 01283548194

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

OUTSIDE

From the back of the conservatory to the front of the house is a further space, width in it is generally 2.81m
There is a paved patio area with lawn which rises and elevates with hedge and tree boundaries, a gate leads down the side of the property, with a side pedestrian door for personal access into the double garage.

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 E

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

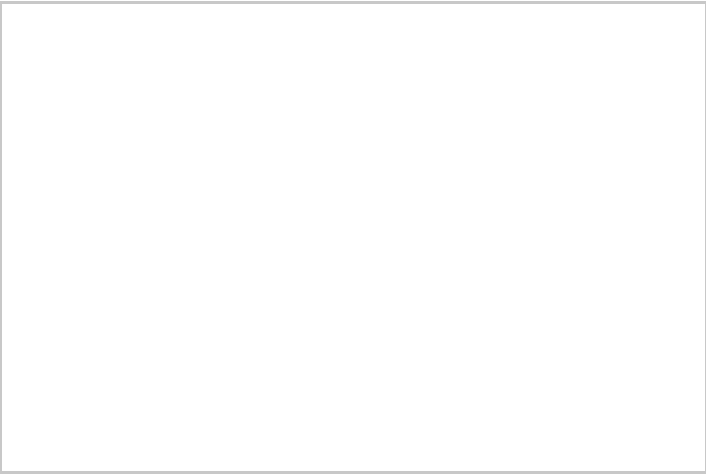
<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

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

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

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/2025) DRAFT



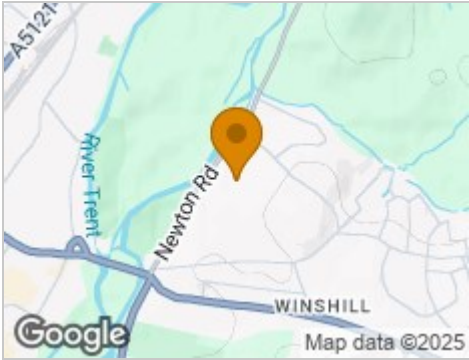
Road Map



Hybrid Map



Terrain Map



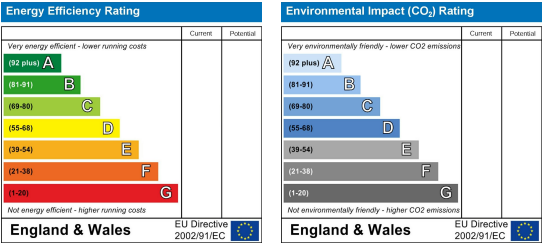
Floor Plan



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.