

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

17 Denton Road

Outwoods, Burton Upon Trent, Staffordshire DE13 0PZ



A versatile and extended two/three-bedroom bungalow with garage and gardens, situated in this popular location close to Queens hospital.

- **NO UPWARD CHAIN**
- Extended semi-detached bungalow • Versatile accommodation
- Entrance hall • Lounge/dining Room • Modern fitted kitchen
- Further lounge/bedroom 3 • Two double bedrooms • Bathroom
- Lovely gardens • Drive and garage •

Price £210,000



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GENERAL INFORMATION

THE PROPERTY

Set in this popular location close to Burton's Queens Hospital is this versatile and extended two/three-bedroom bungalow. A driveway leads to a small garage flanked to one side by a good size lawn with flower-beds and to the rear is an enclosed garden, offering views, with a few steps from the patio leading to a lawn with shrub borders, further patio, greenhouse, and garden shed.

An internal inspection of the gas centrally heated and double glazed accommodation will reveal a good size entrance hall which leads to well-proportioned rooms throughout. There are two double bedrooms, one having fitted furniture, a lounge to the front that could potentially become a third bedroom. To the rear is a dining room/lounge with patio doors out to the rear and a door off to a fitted dining kitchen. There is also a family bathroom.

LOCATION

Denton Road is a popular location with good access to local amenities and the town centre of Burton upon Trent which offer everyday leisure and shopping facilities.

ACCOMMODATION

UPVC DOUBLE GLAZED ENTRANCE DOOR

Provides access to:

HALLWAY 1.52m x 4.13m (5'0" x 13'7")

With useful built-in storage cupboard. All doors lead off.

LOUNGE 3.55m x 4.31m (11'8" x 14'2")

Please note the latter measurement is taken into the bay window to front aspect. Coving to ceiling, ceiling light point, wall light points, radiator, tiled fire surround with matching hearth.

DINING ROOM/LOUNGE 3.06m x 5.86m (10'0" x 19'3")

A lovely light space with sliding patio doors leading out onto the rear garden, further window to side aspect, coving to ceiling, ceiling light point and radiator. Door to:

MODERN FITTED DINING KITCHEN 2.63m x 5.67m (8'8" x 18'7")

Fitted with a range of shaker style base cupboards and drawer units with matching wall mounted cabinets over. Worktops are inset with a stainless steel sink and side drainer with mixer tap over. Space for fridge, gas cooker point and plumbing for washing machine. Ample space for table and chairs. A window overlooks the rear garden, further window to side aspect and door to the same. The Worcester Bosch domestic hot water and central heating boiler is also housed here.

BEDROOM ONE 2.78m (to wardrobe fronts) x 3.68m (9'1" (to wardrobe fronts) x 12'1")

With window to front aspect, radiator, coving to ceiling, ceiling light point and a range of built-in



wardrobes providing hanging space, shelving and drawer space along with matching bed-side cabinets and dressing table with drawers.

BEDROOM TWO 2.81m x 3.9m (9'3" x 12'10")

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

FAMILY BATHROOM 1.83m x 1.98m (6'0" x 6'6")

Fitted with a white suite comprising panelled bath with mixer tap/shower attachment over, pedestal wash hand basin and w.c. Obscure window to side aspect, useful storage space and ceiling light point.

OUTSIDE AND GARDENS

The property is set back from the road behind a concrete driveway providing parking and giving access to a garage. There is an adjacent good size fore-lawn with herbaceous borders set behind a dwarf wall.

GARAGE 2.67m x 4.45m (8'9" x 14'7")

With twin timber doors and pedestrian door giving access to the rear garden.

To the rear of the property is a fully enclosed garden incorporating patio area, a few steps lead to a good size lawn with herbaceous borders, further patio to the rear of the garden and ample space for garden shed/greenhouse. There is also an additional out-building/garden store ideal for storing garden tools.

TENURE

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

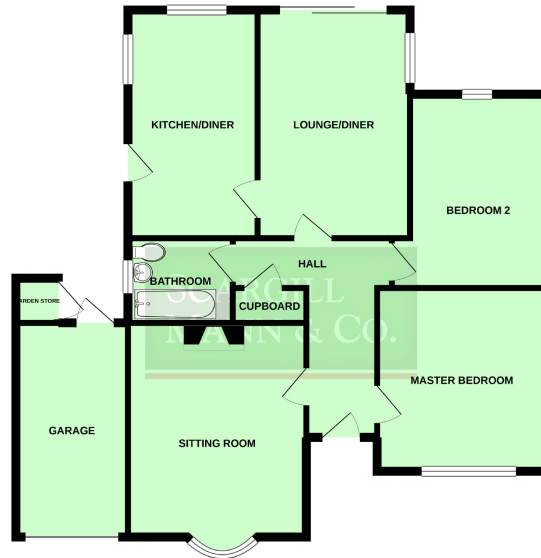
East Staffordshire Borough Council - Band C

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW April 2021)/A



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, walls, rooms, floors and any other items are approximate and the responsibility is placed on any purchaser or any other person. This plan is for information purposes only and should be used in conjunction with any other information provided. The services, systems and appliances shown here are not guaranteed and are provided as to their condition or otherwise, each for itself.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CONDITIONS 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.

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