

SCARGILL MANN & CO.

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7 Morleys Hill

Outwoods, Burton Upon Trent, Staffordshire DE13 0TA



A superbly presented two bedroom detached bungalow with garage, re-fitted kitchen, and recently installed front doors and windows.

- Recently installed front windows and door
- Recently re-fitted kitchen • Lovely lounge/diner • Two bedrooms • Bathroom
- Well tended garden • Garage with recently fitted new doors
- **VIEWING ESSENTIAL** •

Price £225,000



1 LICHFIELD STREET, BURTON UPON TRENT, STAFFORDSHIRE DE14 3QZ TEL: 01283 548194
burton@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

THE PROPERTY

A superbly presented two bedroom detached bungalow which has undergone improvements whilst in the current vendors ownership. The property has received new windows to the front along with a new front door. A superb new kitchen, new garage doors and personal access door to the garden, and new patio area.

Internally, the gas centrally heated accommodation has a lovely hall with doors leading off to the bedroom's, bathroom and the lounge/diner. The attractive lounge offers french doors out to the enclosed rear garden with its lawn, shrub borders, patio and new shed. The master bedroom looks out over the rear garden and the bathroom is fitted with a white suite.

LOCATION

Morleys Hill is a popular area with good local amenities including a Co-op, dentist, butchers, doctors and hairdressers. There is a bus service into the town centre of Burton upon Trent where a complete range of facilities can be found.

ACCOMMODATION

FRONT ENTRANCE DOOR

Provides access to:

RECEPTION HALLWAY 2.64m x 1.86m (8'8" x 6'1")

With recess ceiling down-lights, attractive wood

effect flooring, doors leading off to bedrooms, bathroom and further door to:

LOUNGE/DINER 3.56m x 5.29m (11'8" x 17'4")

An attractive light airy room with coving to ceiling and two ceiling light points, french doors with glazed side panels leading out onto the rear garden, attractive Adam style fireplace with living flame gas fire inset, wood effect flooring, radiator and door to:

SUPERBLY FITTED KITCHEN 2.37m x 2.37m (7'9" x 7'9")

Fitted with a range of base cupboards and drawer units with matching wall mounted cabinets over. Worktops with attractive brick style tiled surrounds are inset with a sink and side drainer with mixer tap over, plus a four ring gas hob with extractor hood over and integrated oven beneath. Plumbing for washing machine and space for fridge/freezer. A window looks out over the front aspect. There is Karndean flooring and ceiling light point.

BEDROOM ONE 3.58m x 4.0m (11'9" x 13'1")

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

BEDROOM TWO 2.37m x 2.98m (7'9" x 9'9")

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

BATHROOM 1.77m x 2.36m (5'10" x 7'9")

Fitted with a white suite comprising panelled bath with Mira electric shower over and glazed bi-fold screen, w.c and pedestal wash hand basin. Tiling to



walls and flooring, ceiling light point, radiator, loft access point and airing cupboard housing the domestic hot water and central heating Baxi boiler which has been serviced in recent times.

OUTSIDE AND GARDENS

The property is set back from the road behind a tarmac driveway providing parking and in turn giving access to a detached garage. The driveway has an adjacent lawn with shrubbed borders and a pathway leading to the front door.

A side access gate leads to the fully enclosed rear garden with patio area, lawn and borders with various plants and shrubs. There is a further side patio area with a new manor plastic garden shed (included in the sale).

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

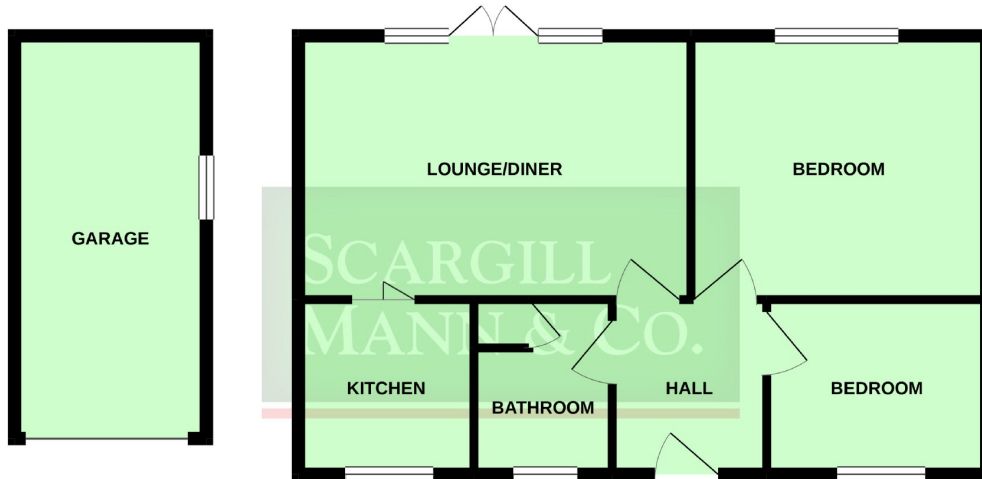
East Staffordshire Borough Council - Band C

VIEWING

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



GROUND FLOOR



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			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		54	
(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.*

ASHBOURNE
BURTON UPON TRENT
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LETTINGS
TUTBURY
WIRKSWORTH

8 Market Place, Ashbourne, Derbyshire DE6 1ES
1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
4 St. James's Street, Derby DE1 1RL
39 Dale Road, Matlock, Derbyshire DE4 3LT
6 St James's Street, Derby, DE1 1RL
42b Bridge Street, Tutbury, Staffordshire DE13 9LZ
37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

Tel: 01 335 345460
Tel: 01 283 548194
Tel: 01 332 207720
Tel: 01 629 584591
Tel: 01 332 206620
Tel: 01 283 520490
Tel: 01 629 823489

ashbourne@scargillmann.co.uk
burton@scargillmann.co.uk
derby@scargillmann.co.uk
matlock@scargillmann.co.uk
lettings@scargillmann.co.uk
tutbury@scargillmann.co.uk
wirksworth@scargillmann.co.uk