

# SCARGILL MANN & CO.

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## 26 Alexandra Road Burton Upon Trent, Staffordshire DE15 0JD



**A traditional semi-detached residence having been upgraded to create a spacious home for the modern family whilst enjoying a mature, favoured location within easy reach of Burton upon Trent town centre.**

- NO UPWARD CHAIN
- New kitchen installed • New bathroom installed • New shower room created and installed
- Original flooring to hall renovated • New french doors from the second reception room installed
  - New carpets
- Generous and mature garden
- VIEWING ESSENTIAL •

**Price £240,000**



**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 traditional semi-detached residence having been upgraded to create a spacious home for the modern family whilst enjoying a mature, favoured location within easy reach of Burton upon Trent town centre. The accommodation has some lovely original features including original tiled flooring to the hallway, moulded cornice in the front reception room and original pantry cupboard to the second reception. The property further benefits from a modern fitted kitchen with Franke sink with extendable hose mixer tap and integrated appliances, guest cloakroom, a Jack and Jill bathroom off the principal bedroom with a roll top bath, a newly created and fitted shower room and a good size cellar.

Outside is a generous and mature garden.

### LOCATION

Alexandra Road is a sought after location and offers ease of access into Burton upon Trent town centre where a complete range of services are available. The property is a short walk away from riverside walks and good schooling is available at all levels including the Holy Rosary catholic school. For those that require travel further afield there is good access to the A38, and M42.

### ACCOMMODATION

#### **ENTRANCE DOOR**

Provides access to:

#### **HALLWAY 0.12m x 4.58m (5" x 15'0")**

Having original Minton tiled flooring, stairs to first floor landing and door to:

#### **FRONT RECEPTION ROOM 4.25m into bay x 4.36m into chimney breast (13'11" into bay x 14'4" into chimney breast)**

With a feature period cast iron fire surround, walk-in deep bay window to front aspect, original cornice to ceiling, ceiling rose and radiator.

#### **REAR RECEPTION ROOM 3.64m x 4.35m into chimney breast (11'11" x 14'3" into chimney breast)**

Having french doors leading out onto the rear patio area, original built-in pantry cupboard, coving to ceiling, wood effect flooring, radiator and glazed door to:

#### **MODERN FITTED KITCHEN 2.82m x 5.19m (9'3" x 17'0")**

Fitted with a range of base cupboards and drawer units with matching wall mounted cabinets over. Worktops incorporate a Franke sink with extendable hose mixer tap plus a stainless steel four ring gas hob with splash back and stainless steel extractor hood over. Further integrated appliances include a Zanussi oven and microwave, fridge, freezer and dishwasher. The domestic hot water and central heating boiler is also housed here. There is a wood effect flooring, recess ceiling down-lights, windows to side and rear aspects, door to rear lobby and a further door leads down to:

#### **CELLAR 5.41m x 3.67m (17'9" x 12'0")**



### **REAR LOBBY**

Giving access to:

### **GUEST CLOAKROOM 1.02m x 1.61m (3'4" x 5'3")**

Fitted with a w.c and vanity unit with wash hand basin inset with waterfall tap. Attractive brick style tiling, obscure window to side aspect, chrome heated towel rail and light point.

### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

With loft access point and doors leading off.

### **BEDROOM ONE 3.78m x 4.56m (12'5" x 15'0")**

With window to front aspect, radiator, ceiling light point and door to:

### **JACK & JILL BATHROOM 2.02m x 2.77m (6'8" x 9'1")**

Attractively fitted with a roll top bath with waterfall mixer tap and shower attachment, vanity unit with wash hand basin inset and waterfall tap, fitted w.c. Period style radiator, attractive brick style tiling, recess ceiling down-lights and obscure window to front aspect.

### **BEDROOM TWO 3.67m x 4.54m (12'0" x 14'11")**

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

### **BEDROOM THREE 3.65m x 2.9m (12'0" x 9'6")**

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

### **SHOWER ROOM 2.11m x 0.99m (6'11" x 3'3")**

Fitted with a w.c., vanity unit with wash hand basin inset and waterfall mixer tap, fully tiled shower enclosure with glazed screen and dual-head shower. Attractive brick style tiling, chrome heated towel rail and recess ceiling down-lights.

### **OUTSIDE AND GARDENS**

The property is set back from the road behind a dwarf wall with a brick paved path to the front door and gravelled frontage.

To the rear is a generous size garden which is predominantly laid to lawn and incorporates tress, mature shrubs and hedging. There is ample space for a kitchen garden and greenhouse. There is a raised patio area for entertaining.

### **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 September 2020)/A

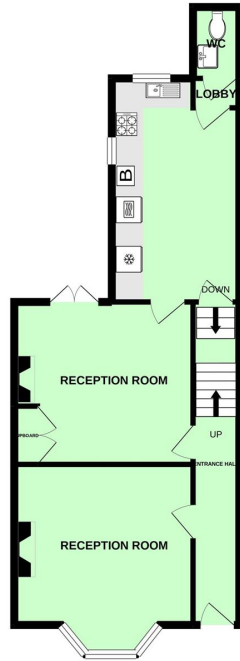
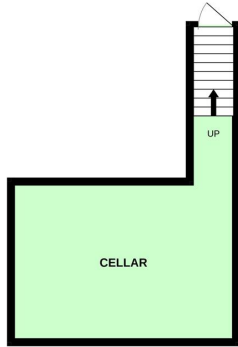




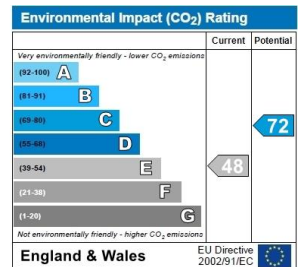
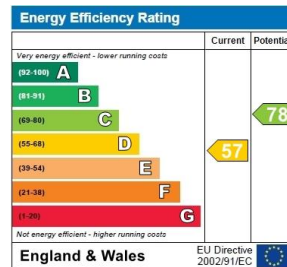
BASEMENT

GROUND FLOOR

1ST 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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**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**  
**DERBY**  
**MATLOCK**  
**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: 01335 345460  
 Tel: 01283 548194  
 Tel: 01332 207720  
 Tel: 01629 584591  
 Tel: 01332 206620  
 Tel: 01283 520490  
 Tel: 01629 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