HOPKINS & DAINTY
ESTATE AGENTS









Outwoods Street, Burton-On-Trent, DE14 2PL

£210,000

NO UPWARD CHAIN / PART EXCHANGE CONSIDERED / £500 TOWARDS SOLICITOR FEES

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this traditional three bedroom semi detached home. Set in this popular residential cul-de-sac, backing onto the Trent and Mersey canal.

The accommodation is accessed via a side entrance hallway and comprises front lounge, rear dining room which leads through to the kitchen and onto a rear hallway and the ground floor bathroom. On the first floor, the passage landing provides access to three bedrooms and a separate WC.

The property has gas central heating and double glazing. A long rear garden with a range of brick and timber storage sheds and a path to the rear, where it overlooks the canal.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall

Accessed via a leaded light double glazed side entrance door. With a radiator, coving to the ceiling, stairs rising the first floor with open storage space under and a built in under stairs storage cupboard. Doors leading off.

Lounge 12'1" x 11'10" (3.70 x 3.62)



With a feature fireplace and electric fire; radiator, decorative coving to the ceiling and a double glazed front window.

Dining Room 12'2" x 11'10" (3.72 x 3.63)



With a radiator, picture rail and coving to the ceiling. Double glazed side and rear windows and a door to:

Kitchen 12'3" x 7'7" (3.75 x 2.32)



Fitted range of base and wall units with worktops and an inset sink and drainer. There is a built in oven and hob with hood over, along with space/plumbing for a washing machine. Tiled flooring, a double glazed side window and opening to:

Rear Hall



With tiled flooring, storage space, a double glazed side door to the garden and a door to:

Ground Floor Bathroom



Three piece suite comprising bath with a shower over and screen; wash hand basin and WC. Tiled walls and flooring, a radiator, double glazed side and rear windows.

First Floor Landing



Passage landing with a double glazed side window and doors leading off.

Bedroom 1 12'1" x 11'11" (3.70 x 3.64)



Front double bedroom with a radiator, coving to the ceiling and a double glazed front window.

Bedroom 2 12'2" x 8'8" (3.73 x 2.66)



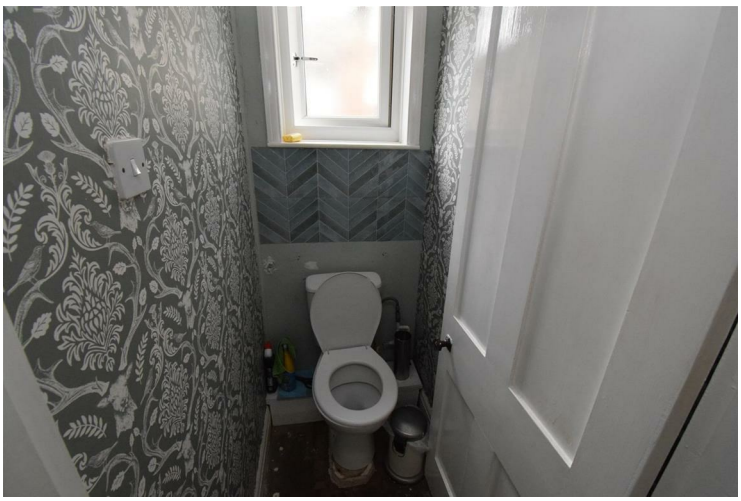
With a radiator and double glazed rear window.

Bedroom 3 8'9" x 7'7" (2.69 x 2.32)



Measurements include the boiler cupboard.
Built in storage cupboard housing the gas boiler. A radiator and double glazed rear window.

Separate WC



Comprising WC and a double glazed side window.

Rear Garden



To the rear of the property there is a lawn garden with fencing to the boundary. A range of brick and timber storage sheds and a path leading to the rear of the garden which backs onto the canal.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Further Information

* Part exchange will be considered on properties that fit the part exchange criteria, the property being part exchanged must be worth at least 30% lower.

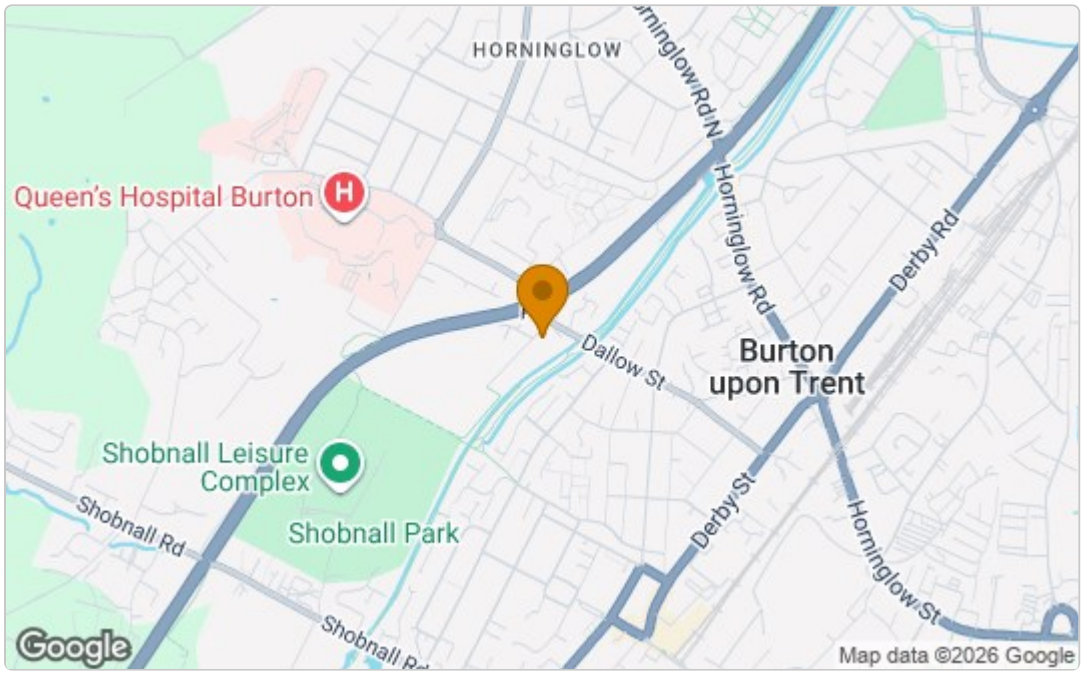
** Discounts on solicitor fees are given on preselected panel solicitors that are completely independent of Persimmon Homes and Hopkins and Dainty LTD.

Floor Plan

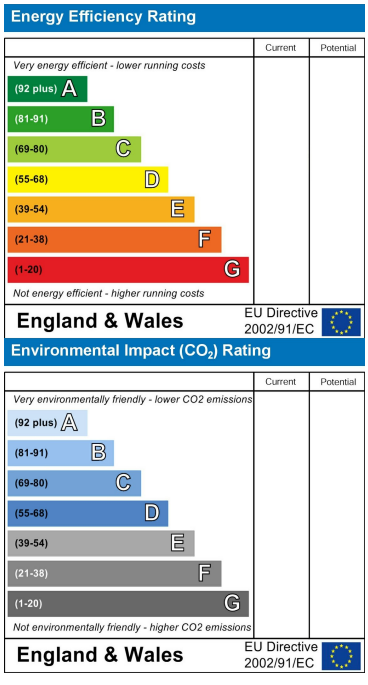


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Plan produced using PlanUp.

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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