



**DWELLINGS**  
ESTATE AGENTS

*"Burton's only legally trained Estate Agent"*

# 98 Ferry Street

, Burton-On-Trent, DE15 9EY

Offers in the region of £155,000



#SOLD IN 1 DAY#

Introducing a "I KNOW WHAT MY HOUSE IS WORTH & I AM READY TO SELL MY PROPERTY!" Our Vendors are our #1 priority & our Google reviews speak volumes. In order to qualify for this package, you must:

1. Obtain 3 valuations from Burton Based Estate Agents
2. Obtain their fees for selling your property

You know your property better than anyone, you will have a rough idea what it is worth. Why do we require the above, please see example below?

1 Dwellings Road, Burton, DE15 2XX



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### Lounge 12'1" x 11'5" (3.7 x 3.48)

UPVC double glazed door. Double glazed uPVC bay window facing the front. Radiator, a decorative fireplace, laminate flooring, coving, door to the dining room.

### Dining Room 12'1" x 12'1" (3.7 x 3.7)

Double glazed uPVC window facing the rear. Radiator, exposed floorboards, under stair storage, doors to the stairs and the kitchen. Granite Electric fireplace.

### Kitchen 7'2" x 11'6" (2.2 x 3.53)

Wooden door to the garden . Double glazed uPVC window facing the side. Radiator. Roll edge work surface, wall and base units, single sink with mixer tap and drainer, integrated electric oven, integrated gas hob, over hob extractor, space for washing machine, fridge/freezer. Doorway to the breakfast room.

### Breakfast Room 7'2" x 6'3" (2.2 x 1.93)

Double glazed uPVC window and single glazed window facing the rear. Radiator.

### Landing

Doors off to both bedrooms, bathroom and stairs to the attic room.

### Bedroom One 12'1" x 11'5" (3.7mx 3.48)

Double glazed uPVC window facing the front. Radiator, decorative fireplace, exposed floorboards.

### Bedroom Two 8'11" x 9'3" (2.74 x 2.82)

Double glazed uPVC window facing the rear. Radiator, decorative fireplace, laminate flooring and built-in storage cupboard.

### Bathroom 7'1" x 11'8" (2.18 x 3.56)

Double glazed uPVC window with patterned glass facing the rear. Radiator, laminate flooring, built-in storage cupboard with boiler. Low level WC, panelled bath, electric shower over bath, pedestal sink.

### Attic Room 11'8" x 11'8" (3.56 x 3.56)

Double glazed wood velux window facing the rear. Radiator, exposed floorboards.

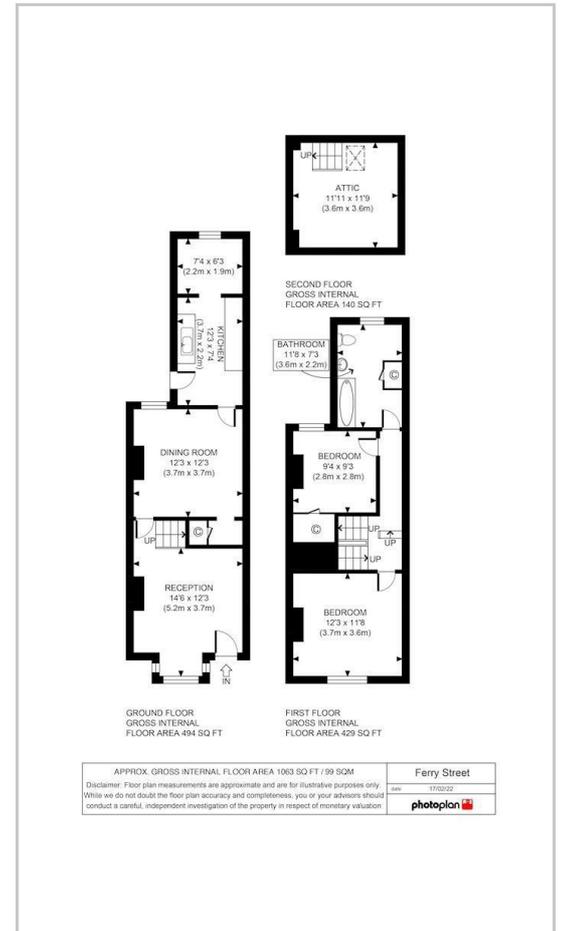
### Outside

To the front there is a hedged forecourt garden. To the rear there is a patio with tap, brick built store, raised natural pond and garden with apple, plum and cherry trees and a decked terrace to the rear of the garden. There is right of way for neighbours and for this property to access the front.

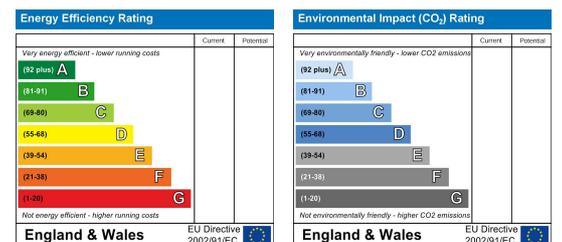
### Area Map



### Floor Plans



### 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.

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