



50 Stafford Street , Burton-On-Trent, DE14 2QU

Guide price £120,000



Burton's only "Legally trained" Estate Agent is delighted to present for sale this mid terraced spacious 3 bedroom family house. Tenants in Situ or Vacant possession.

Landlords - whilst in the ownership of the Vendor, the property has been occupied by the current Tenant for a period of 3 years at £550 PCM. The Vendor describes the tenant as a "prompt rent payer". The property can be sold with the current tenant remaining or with Vacant possession. First Time Buyers/Couples/Individuals this house can also be sold as Vacant possession and is available to move in straight away.

The accommodation briefly comprises lounge, separate dining room, re-fitted kitchen and ground floor bathroom. To the first floor are three spacious bedrooms.

Outside there is a generous size rear garden.

We highly recommend viewing this wonderful home as it truly offers some incredible indoor and outdoor living space. The property briefly comprises of UPVC double glazing and gas central heating throughout.



LOUNGE 12'5" x 10'9" (3.8 x 3.3)

Having window to front aspect, laminated flooring, Adam style fire surround with living flame gas fire inset. Built-in storage cupboard, further under stairs storage and ceiling light point.

DINING ROOM 11'5" x 10'9" (3.5 x 3.3)

With timber fire surround with granite style hearth. Laminated flooring, window to rear, door to stairs.

KITCHEN 9'6" x 5'10" (2.9 x 1.8)

Fitted with a modern range of base cupboards and drawer units with a matching range of wall mounted cabinets. Work preparation surfaces with tiled surrounds are inset with a one and a half bowl enamel sink and side drainer unit with mixer tap over.

BATHROOM 5'10" x 3'11" (1.8 x 1.2)

Fitted with a panelled bath, pedestal wash hand basin and w.c. Tiled surrounds, ceiling light point and window to side aspect.

MASTER BEDROOM 11'1" x 10'9" (3.4 x 3.3)

Having window to front aspect, ceiling light point and loft access point.

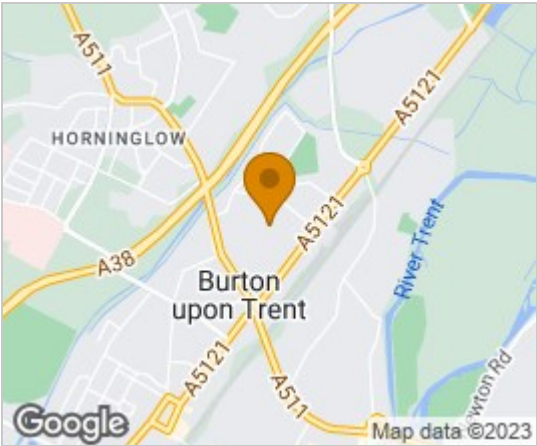
BEDROOM TWO 11'5" x 7'10" (3.5 x 2.4)

With window to rear aspect and ceiling light point.

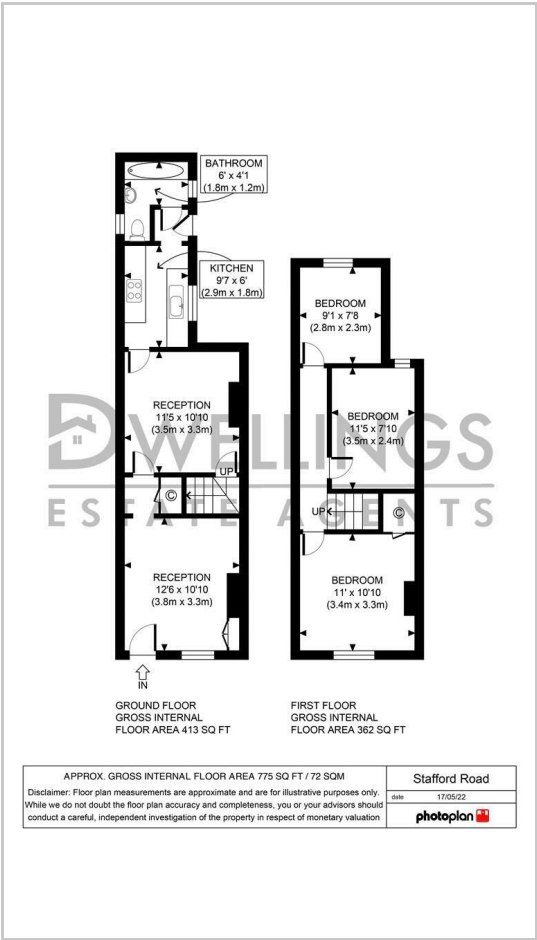
BEDROOM THREE 9'2" x 7'6" (2.8 x 2.3)

With window to rear aspect and ceiling light point.

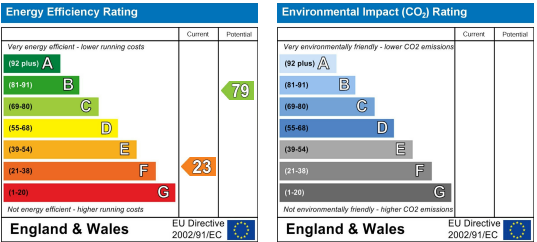
Area Map



Floor Plans



Energy Efficiency Graph



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