



61 Eldon Street

Winhill, Burton-On-Trent, DE15 0LT

Offers over £160,000



LOCATION! LOCATION! LOCATION! Dwellings Estate Agents are delighted to present to the market this three-bedroom property. Eldon Street is located in the highly desirable area of Winhill, with easy access to local amenities, travel networks, and schools. This property is being sold CHAIN FREE!

The Vendors are "Legally Seller Ready". What do we mean by this term? The Vendors already have Solicitors instructed; searches have been requested. The searches will be provided to any prospective buyer and their Solicitor, ready to be used (saving 8 weeks). If you are a cash buyer, then you are ready to move in straight away; if you are buying with a mortgage, get your offer, and you are ready to move in.

The property is set over two floors and is a spacious family home that offers versatile living accommodation. The ground floor briefly comprises two spacious reception rooms, a fitted kitchen, a W/C, and a storage room. Three well-proportioned bedrooms and a three-piece bathroom complete the first floor.

Externally, to the front, there is a large front garden that can be converted into a drive for off-road parking for several vehicles. To the rear, there is a well-maintained, spacious garden.



RECEPTION ROOM ONE 11'11" x 9'11" (3.65m x 3.03m)

RECEPTION ROOM TWO 10'11" x 14'4" (3.33m x 4.37m)

KITCHEN 6'11" x 9'1" (2.13m x 2.79m)

W/C

STORAGE

MASTER BEDROOM 10'4" x 13'11" (3.16m x 4.26m)

BEDROOM TWO 12'1" x 9'10" (3.70m x 3.02m)

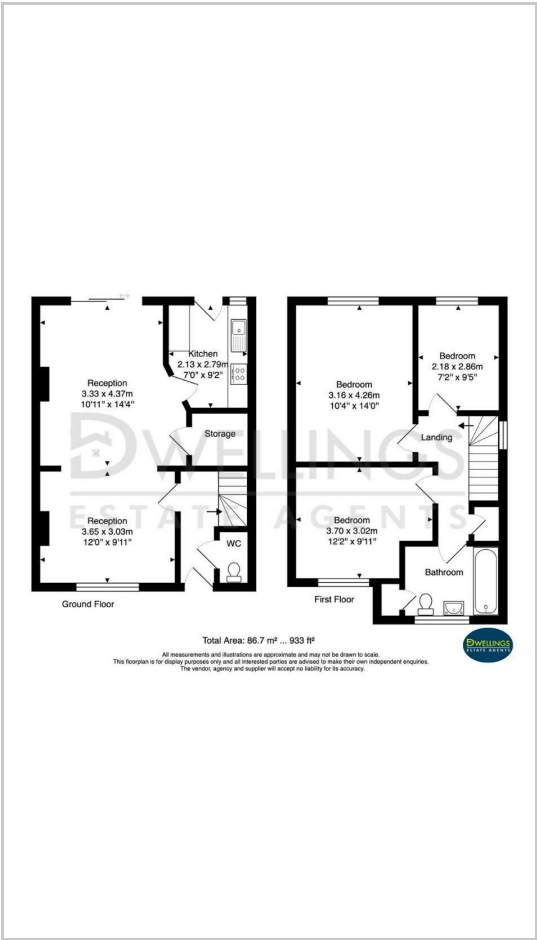
BEDROOM THREE 7'1" x 9'4" (2.18m x 2.86m)

BATHROOM

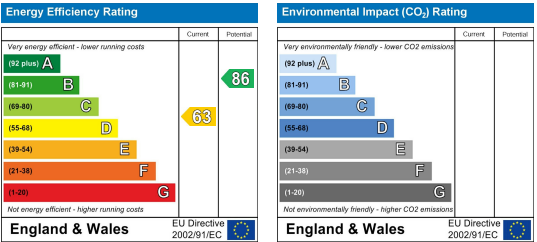
Area Map



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