



58 Blackpool Street

, Burton-On-Trent, DE14 3AR

Guide price £164,995



Burton's "Legally Trained" Estate Agents are delighted to present for sale this terraced spacious three-bedroom family house. The property is located close to local shops and amenities and within walking distance to the town centre. VACANT POSSESSION NO CHAIN!

The Vendors are "Legally Seller Ready", what do we mean by this term, the Vendors already have Solicitors instructed, contracts have been prepared and searches have been requested on their home. 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 ready to move in straight away or if you are buying mortgage then merely your lender will provide a mortgage offer and in you move ready to enjoy your new home.

The accommodation has the benefit of uPVC double glazing and central heating throughout.

This stunning property is set over two floors. The ground floor comprises of two generous sized reception rooms and a large modern fitted kitchen/diner. The first-floor comprises of three large bedrooms and a

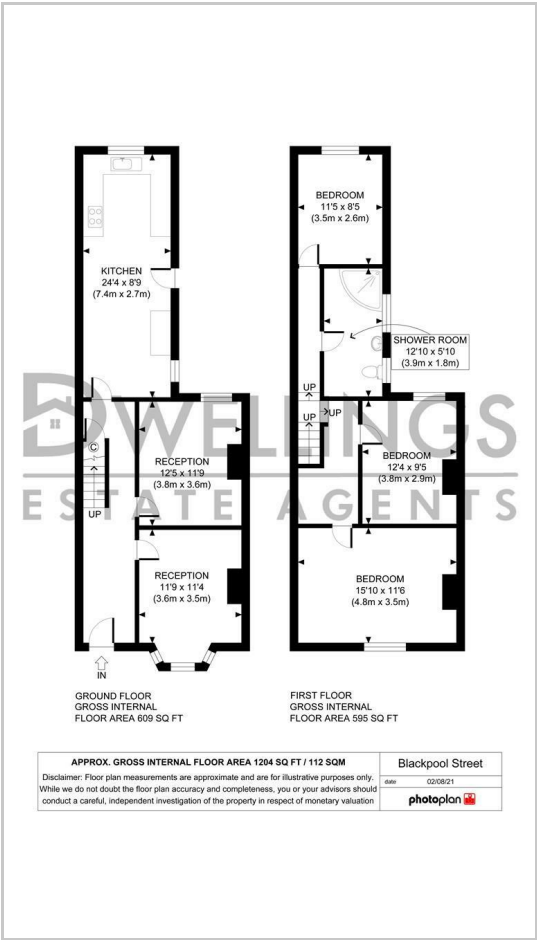


- RECEPTION 11'9" x 11'5" (3.6m x 3.5m)
- LOUNGE 12'5" x 11'9" (3.8m x 3.6m)
- KITCHEN 24'3" x 8'10" (7.4m x 2.7m)
- MASTER BEDROOM 15'8" x 11'5" (4.8m x 3.5m)
- BEDROOM TWO 12'5" x 9'6" (3.8m x 2.9m)
- BEDROOM THREE 11'5" x 8'6" (3.5m x 2.6m)
- BATHROOM 12'9" x 5'10" (3.9m x 1.8m)

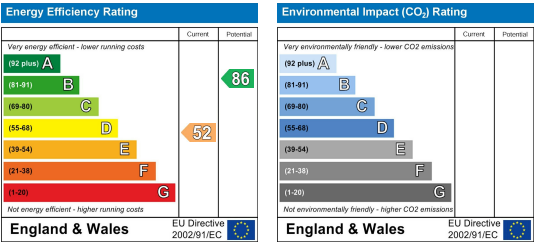
Area Map



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.