

81 Weston Park Avenue

, Burton-On-Trent, DE14 2AF

£190,000

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Entrance Hallway
Approached from upvc double glazed front entrance door and having ceiling light point, radiator and upvc double glazed window to side aspect. Stairs leading to First Floor Landing.

Lounge
13'6" x 12'3" (4.11m x 3.73m)
Having wooden feature fire surround with inset electric pebble fore on hearth. Ceiling light point, two radiators, laminate flooring and upvc double glazed window to front aspect. Open plan to ;

Dining Room
10'10" x 7'9" (3.30m x 2.36m)
Having ceiling light point, radiator , laminate flooring and sliding patio door to Conservatory.

Conservatory
Being constructed of brick base with upvc double glazed frame and having inset lights, laminate flooring and French doors to Rear Garden.

Fitted Kitchen
10'10" x 7'0" (3.30m x 2.13m)
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with hob and extractor over, space with plumbing for washing machine and further appliance space. Ceiling light point, useful larder cupboard, tiled flooring and upvc double glazed window to rear aspect. Upvc door to side elevation.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point, airing cupboard housing hot water tank, loft access and upvc double glazed window to side aspect.

Bedroom One
12'11" x 9'3" (3.94m x 2.82m)
Having built in wardrobes. Ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two
9'2" x 8'11" (2.79m x 2.72m)
Having built in wardrobes. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three
10'0" x 7'2" (3.05m x 2.18m)
Having built in wardrobe and storage cupboards. Ceiling light point, radiator and upvc double glazed window to front aspect.

Refitted Bathroom
Comprising panelled bath with shower over and screen, vanity hand wash basin and w.c. Ceiling light point, extractor fan, heated towel rail and upvc double glazed window to rear aspect.

Outside
The property is located in a quiet cul de sac with open aspect to front and adjacent to Trent and Mersey Canal. Having off road parking for several vehicles and a lawned fore garden. A side gate allows access to the enclosed rear garden being mainly laid to lawn, paved patio and shed.

Agents Notes
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers

should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

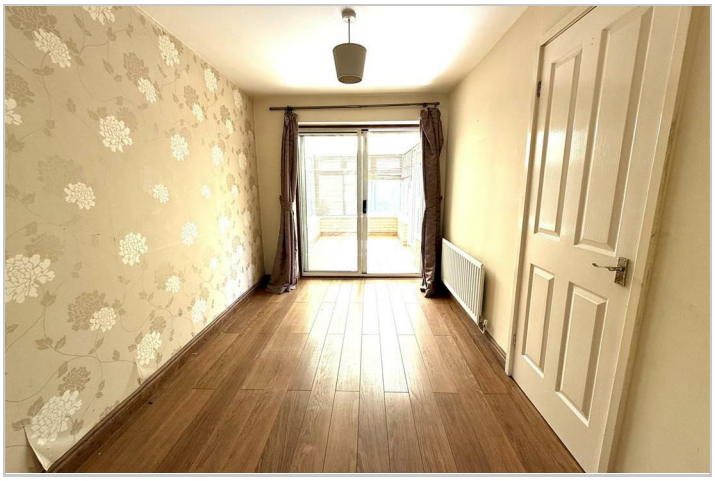
Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.









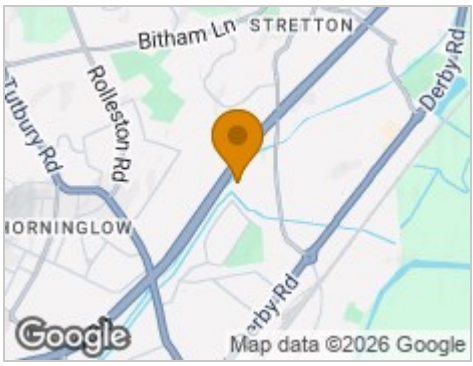
Road Map



Hybrid Map



Terrain Map



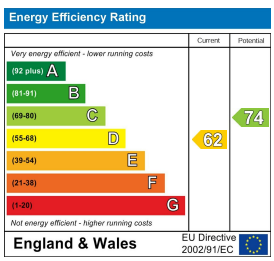
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

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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