SCARGILL
MANN & Co



88 Goodman Street Burton-On-Trent DE14 2RE

Price £110,000

- MID TERRACE
- COSMETIC UPGRADING REQUIRED
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- BEDROOM THREE/COT ROOM/DRESSING ROOM OFF BEDROOM

### **GENERAL INFORMATION**

### THE PROPERTY

Scargill Mann & co are offering for sale this two/three-bedroom mid terrace property requiring a degree of cosmetic upgrading. The property offers gas centrally heated accommodation with two reception rooms. A kitchen and ground floor bathroom. On the first floor is a double bedroom to the front the principal bedroom to the rear with bedroom three off.

Outside there is access over neighbouring properties into the rear garden which is open with a communal path leading to a long lawn and patio.

Goodman Street offers access to a wide range of local amenities with good travel to the A38 for onwards travel to Derby and Birmingham.

GROUND FLOOR ACCOMMODATION Entrance door opening through to lounge.















#### LOUNGE

3.44m into chimney breast x 3.34m (11'3" into chimney breast x 10'11")

Window to front aspect, coving to ceiling, ceiling light point and contemporary style electric fire. There is an opening through to the dining room.

### **DINING ROOM**

3.44m into chimney breast x 3.64m (11'3" into chimney breast x 11'11")

Has a useful understairs storage cupboard, door off to first floor, window looking out to rear aspect, tiled hearth and mantle piece with gas fire inset, coving to ceiling and a sliding glazed door through to the fitted kitchen.

### **KITCHEN**

4.17m x 1.96m (13'8" x 6'5")

Is fitted with a range of base cupboards and drawers, worktops incorporate a stainless steel sink and side drainer, there is space for a washing machine, dishwasher, gas oven, fridge freezer and freezer, A window looks out to the rear aspect, the Worcester Bosch domestic hot water

and central heating boiler is housed here, door gives access on to the rear patio and a further door opens through in to a rear lobby, a small lobby area which follows through in to the ground floor bathroom.

# **BATHROOM**

1.85m x 1.41m min 2.32m max (6'0" x 4'7" min 7'7" max)

A window to the side aspect, radiator and is equipped with a panelled bath with mixer tap with shower attachment, pedestal hand wash basin with tiled splashbacks and a W.C.

# FIRST FLOOR

## **BEDROOM TWO**

3.46m into chimney breast x 3.35m (11'4" into chimney breast x 10'11")

Has a window to the front aspect, ceiling light point and wood effect flooring.

#### PRIMARY BEDROOM

3.44m into chimney breast x 3.82m (11'3" into chimney breast x 12'6")

Has loft access point, radiator, window to the rear aspect and useful over stairs storage cupboard, a door opens with steps down to bedroom three/study/dressing room.

BEDROOM THREE/STUDY/DRESSING ROOM 1.95m x 4.05m (6'4" x 13'3")

Has a window to the rear aspect and ceiling light point.

### **OUTSIDE**

The property has a rear courtyard with a wrought iron gate that leads through to the main garden, access into the rear garden is also available via a communal entrance across the neighbouring property. The rear garden opens up into an open plan garden area with patio area and lawn along with a communal path. There is ample space for a garden shed and greenhouse if required.



#### **TENURE**

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

CONSTRUCTION
Standard Brick Construction

COUNCIL TAX BAND
East Staffordshire Borough Council- Band A

BROAD BAND SPEEDS https://checker.ofcom.org.uk/en-gb/broadband-coverage



### **CURRENT UTILITY SUPPLIERS**

Gas - British Gas Electric - British Gas Water - Mains - South Staffs Sewage - Mains Broadband supplier - Previously Virgin

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area. https://www.gov.uk/check-long-term-flood-risk https://www.gov.uk/government/organisations/environmentagency http://www.gov.uk/

### **SCHOOLS**

https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx http://www.derbyshire.gov.uk/

#### **VIEWING**

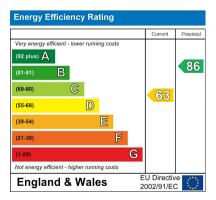
Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2024) A

GROUND FLOOR 1ST FLOOR





Whits every attempt has been made to ensure the accuracy of the footplan contained here, measurement of doors, windows, rooms and uny other litems are approximate and no responsibility is taken for any error entistion or mis statument. This plan is for flustrative pageoises only and should be used as such by any opportive purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operability or efficiency can be giftened on the properties of their operability or efficiency can be giften.



# SALES OFFICE

Unit 17 Eastgate Business Centre Eastern Avenue Burton upon Trent DE13 0AT T: 01283 548194 /01332 208820 E: sales@scargillmann.co.uk

# LETTINGS OFFICE

17 Mallard Way
Pride Park
Derby
DE24 8GX
T: 01332 206620
E: lettings@scargillmann.co.uk

www.scargillmann.co.uk