



**26 Yew Tree  
Crescent  
Stapenhill  
Burton-On-Trent  
DE15 9QL**

**Offers In The  
Region Of  
£179,950**

- WELL PRESENTED WITH THREE BEDROOMS
- NEUTRAL DECOR THROUGHOUT
- GAS CENTRAL HEATING AND DOUBLE-GLAZED WINDOWS
- DUAL ASPECT LOUNGE WITH FRENCH DOORS INTO THE GARDEN
- MODERN FITTED KITCHEN AND UTILITY AREA
- BATHROOM AND SEPARATE W.C. TO THE FIRST FLOOR
- PARKING AND GARDEN
- CONVENIENT LOCATION CLOSE TO AMENITIES

## GENERAL INFORMATION

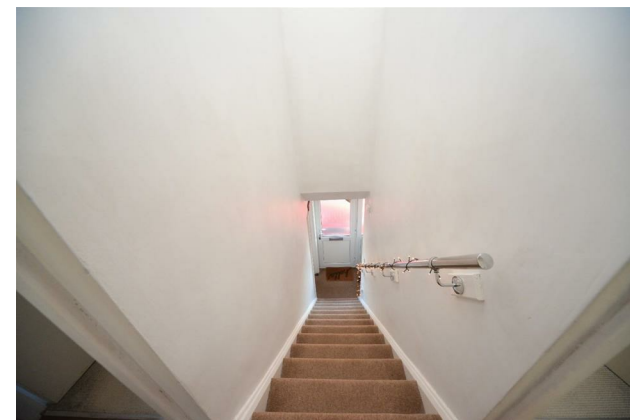
### THE PROPERTY

Scargill Mann & Co offer this delightful three bedroom end terrace house, which presents an excellent opportunity for convenient and comfortable living. The property is well-presented and boasts off-road parking, making it an ideal choice for those seeking ease and accessibility.

Upon entering, you will find a hallway that leads to a spacious dual-aspect lounge diner. The fitted kitchen is functional and well-equipped, complemented by a utility area that adds to the home's practicality.

The first floor features three generously sized bedrooms, providing ample space for rest. Additionally, there is a cloakroom and a bathroom.





Outside, the property offers parking for several vehicles at the front, a valuable asset in this day and age. The rear garden is laid to lawn, providing an outdoor space for leisure. There is also a utility garden area, ideal for storing bins and sheds, enhancing the overall functionality of the outdoor space.

This well-situated property offers a blend of comfort and practicality, making it a perfect home for families or first-time buyers. With its appealing features and convenient location to Burton upon Trent, this house is certainly worth considering.

#### LOCATION

Yew Tree Crescent is conveniently located close to schooling at all ages, local convenience stores, a doctor's surgery, a dentist, a pharmacy and a

public bus service. There are lovely river side walks and the town centre of Burton upon Trent is a pleasant walk over washlands or short drive away.

#### GROUND FLOOR

##### ACCOMMODATION

Entrance door opening through to hallway.

##### HALLWAY

0.98m to the bottom of the stairs x 1.31m (3'2" to the bottom of the stairs x 4'3")

Stairs off to first floor, radiator, ceiling light point and door leading through to the attractively and neutrally decorated lounge diner.

##### LOUNGE/DINER

3.67m max 3.10m min x 6.02m (12'0" max 10'2" min x 19'9")

Having a feature timber fire surround with attractive tiled hearth, coving to ceiling, ceiling light points, French doors leading out onto the rear garden and a further door opens through to the modern fitted kitchen.

##### MODERN FITTED KITCHEN

2.63m to the window x 3.45m length (8'7" to the window x 11'3" length)

Is fitted with a good range of base cupboards, drawers and matching wall mounted cabinets, there are attractive tiled splashbacks, worktops incorporate a four ring gas hob and stainless steel sink and side drainer and extendable hose tap over, there is provision for washing machine, dishwasher and



tumble dryer, integrated appliances include an oven, there is a window looking out over the rear garden and a further glass panelled door leads through to the utility.

#### UTILITY

3.25m x 2.07m (10'7" x 6'9")

The utility has space for fridge freezer, further storage cupboards, the domestic hot water and central heating boiler is also housed here, there is a radiator, window to the side aspect, door leading out to the side aspect and a further door that opens into a useful downstairs pantry area.

#### FIRST FLOOR

Stairs rise to the first floor:

#### LANDING

Having a loft access point which is fully boarded and with ladder and a useful built in airing cupboard which houses the domestic hot water tank and over head cold water tank, doors lead off to:



#### BEDROOM ONE

3.68m max 3.32m x 3.11m to window (12'0" max 10'10" x 10'2" to window)

Window to the front aspect, radiator and ceiling light point.

#### BEDROOM TWO

4.28m max 2.77m min x 2.65m (14'0" max 9'1" min x 8'8")

Has a window to the rear aspect, radiator, ceiling light point and this area is currently used as a dressing room and study by the current vendors.

#### BEDROOM THREE

1.95m x 3.30m (6'4" x 10'9")

Has a window to the front aspect, radiator, ceiling light point and a useful built in over stairs storage cupboard.

#### CLOAKROOM

0.71m x 1.74m (2'3" x 5'8")

Has an obscure window to the rear aspect, tiled surrounds, ceiling light point, W.C and wood effect flooring.



#### BATHROOM

1.55m width x 1.73m to the window (5'1" width x 5'8" to the window)

Is fitted with a panelled bath with separate Triton electric shower over and pedestal hand wash basin, there are tiled surrounds, obscure window to the rear aspect and vinyl flooring.

#### OUTSIDE

The property sits back off Yew Tree Crescent behind a Tarmac driveway providing parking for several vehicles and to the rear is an enclosed garden with shaped lawn, block paved path and patio area, shrubs, trees and herbaceous borders.

#### AGENTS NOTES

Please note there is a path between this house and the neighbours but it isn't a right of way. There is also an electricity substation next to the house.

#### 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.

#### COUNCIL TAX BAND

East Staffordshire Borough Council- Band A

#### CONSTRUCTION

Standard Brick Construction

#### CURRENT UTILITY SUPPLIERS

Gas - Eon

Electric - Eon

Water - Mains - South Staffs Water

Sewage - Mains - Severn Trent

Broadband supplier - Sky

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations>

[/environment-agency](https://www.environment-agency.gov.uk)

<http://www.gov.uk/>

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### 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/>

#### 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

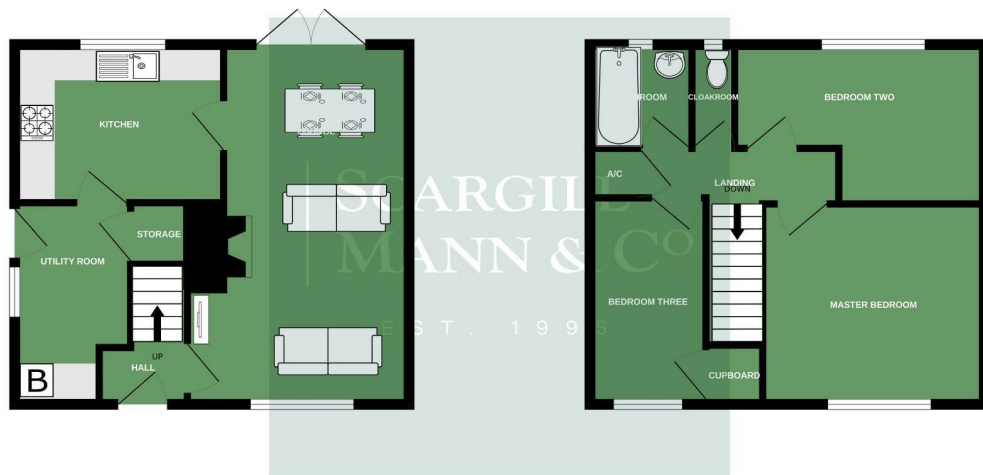
gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 01/2024) A

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 Unit 17 Eastgate Business Centre  
 Eastern Avenue  
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 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)