



**67 Hawfield Lane
Burton-On-Trent
DE15 0BX**

**Offers Over
£165,000**

- **RECENTLY RENOVATED**
- **NEW WINDOWS**
(excludes conservatory)
- **NEW KITCHEN**
- **NEW BATHROOM**
- **NEW BOILER AND
REPLACEMENT
RADIATORS**
- **UPDATED ELECTRICAL
WIRING**
- **NEW CARPETS AND
FLOORING**
- **NO ONWARD CHAIN**

GENERAL INFORMATION

THE PROPERTY

This recently renovated two-double-bedroom semi-detached home is being offered for sale with no upward chain. It is close to all local amenities. The gas-centrally heated accommodation offers a new boiler and replacement radiators, a new modern fitted kitchen and bathroom, neutral décor throughout, and new carpets and flooring. The layout offers an entrance hall with stairs off to the first floor, a lounge of good size, a modern fitted kitchen, a guest cloakroom, a utility room, and a conservatory. On the first floor are two double bedrooms and a well-fitted modern bathroom with a shaped bath.

Outside, shared entry steps lead to the front of the property, and a slightly elevated garden is to the rear.

LOCATION

Hawfield Road is convenient for all local amenities, with schools for all ages, a doctor's surgery, a pharmacy, a community centre and convenience shops. The town centre of Burton upon Trent is a short drive away where further everyday facilities are located.





GROUND FLOOR

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

1.97m inc stairs x 2.97m (6'5" inc stairs x 9'8")

Window to the side aspect, stairs off to the first floor, door to kitchen, radiator, attractive tiled flooring and a further door opening through to the lounge.

LOUNGE

5.76m/ 6.74m in bay x 3.04m min
3.61m max (18'10"/ 22'1" in bay x 9'11" min 11'10" max)

Has a window to the rear aspect, large walk in bay window to the front aspect, two radiators and ceiling light points.

SUPERBLY FITTED KITCHEN

2.51m x 3.37m into window 2.74m min
(8'2" x 11'0" into window 8'11" min)

Is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, work tops incorporate a four ring gas hob and a stainless steel sink with mixer taps and extendable hose, integrated appliances include an oven, there is space for a fridge freezer, a window looks out onto the garden, there are attractive tiled surrounds, extractor fan, recessed ceiling down lights and contemporary style radiator. A door leads through into the rear lobby which then opens up into:

UTILITY AREA

1.73m to window x 2.38m (5'8" to window x 7'9")

Please be aware this area is single

brick skim, there is a window to the side aspect, door to outside, radiator, provision for washing machine, space for tumble dryer, base cupboards with worktops over, wall mounted cabinets, the domestic hot water and central heating boiler is housed here, there is tiled flooring and doors leading off to the cloakroom.

CLOAKROOM

0.73m x 1.61m (2'4" x 5'3")

Has W.C., vanity unit with hand wash basin and mixer taps, tiled splashbacks, ceiling light point and tiled flooring,

CONSERVATORY

1.74m x 4.28m (5'8" x 14'0")

Has a radiator, fully glazed door to the front aspect and wall light points.



FIRST FLOOR

Stairs rise to the first floor landing.

LANDING

With loft access point and window to the side aspect with doors leading off to:

BEDROOM ONE

4.70m x 3.56m max into bay 2.46m min (15'5" x 11'8" max into bay 8'0" min)

Has a large bay window to the front aspect, radiators, further window, ceiling light points and a door opening into a built in wardrobe which provides hanging space and shelving.

BEDROOM TWO

3.04m x 3.22m to window (9'11" x 10'6" to window)

Has a window overlooking the rear garden, radiator and ceiling light point.

MODERN BATHROOM

2.52m width x 1.68m to window (8'3" width x 5'6" to window)

Has an obscure window to the rear aspect and is well fitted with a shower bath, black mixer taps with dual head shower attachments, vanity unit with storage and hand wash basin inset, W.C. and there is a black contemporary style heated towel rail, marble effect flooring, matching wall tiles and there are recessed ceiling down lights

OUTSIDE

The property sits back off Hawfield Lane behind a shared stepped entry point with a hedge frontage and herbaceous borders. To the rear, the garden is fully enclosed with paved patio areas and ample space for lawn or vegetable patch.

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

Electric

Water - Mains

Sewage - Mains

Broadband supplier

BROAD BAND SPEEDS

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

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

<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](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) DRAFT



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

www.scargillmann.co.uk