

SCARGILL  
MANN & CO

EST. 1995



1 Hillsdale Road

, Burton-On-Trent, DE15 0AN

Offers In The Region Of £299,500



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### GENERAL INFORMATION

#### THE PROPERTY

Sitting in this popular residential location is this three bedroom detached bungalow sat on a corner plot with distant views over countryside and the surrounding area. This well presented bungalow offers a modern fitted dining kitchen, a lounge with French doors out into the garden. Three bedrooms and a shower room.

Outside are gardens, a block paved driveway giving ample parking and a good size garage.

#### LOCATION

The property sits in a popular residential area with a public bus service, and local amenities close by.

#### ACCOMMODATION

With side door opening into the:

#### MODERN FITTED DINING KITCHEN

14'11" x 8'7" (4.57m x 2.64m)

Having been refitted with a range of base cabinets and wall mounted units. Worktops are inset with a sink unit with mixer tap. There is plumbing for automatic washing machine, space for fridge/freezer and cooker with extractor hood. A window looks out to the to side aspect with distant views over the surrounding area and countryside, a further window to the rear looks over the garden. The domestic hot water and central heating wall mounted gas combination boiler is housed here. A door leads through to the Lounge and a further door opens into the Inner Hallway.

#### LOUNGE

14'0" x 12'5" (4.27m x 3.81m)

Having French double doors with two glazed side panels out to the garden, radiator and ceiling light point.

#### INNER HALLWAY

With all bedrooms doors and shower room leading off. The loft access point is here.

#### BEDROOM ONE

12'0" x 11'3" (3.66m x 3.43m)

With window looking out to the front aspect, radiator and ceiling light point.

#### BEDROOM TWO

12'5" x 8'5" (3.81m x 2.59m)

Having a window to the side aspect, radiator and ceiling light point.

#### BEDROOM THREE

10'0" x 8'5" (3.05m x 2.59m)

A window looks out to front aspect, radiator and ceiling light point.

#### SHOWER ROOM

Comprising of a tiled double shower enclosure with fitted power shower and folding glazed door, pedestal wash hand basin, WC and heated towel rail, and extractor fan. There is an opaque double glazed window to side aspect.

#### OUTSIDE

The property sits with garden to three sides. To the front is a lawned frontage the continues down the side of the property. A blocked paved Driveway leads to a good size garage allowing ample space for a car, and to the rear is a shaped lawn with raised beds of gravel.

#### 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.

Tel: 01283548194

## COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

## 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>

<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 02/2024) A



## Road Map



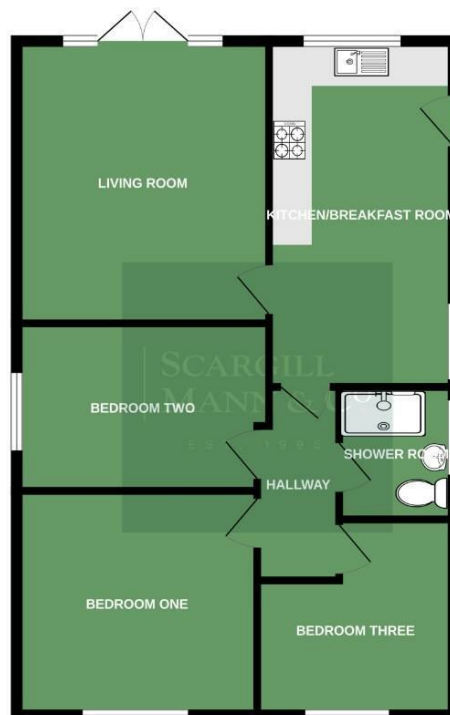
## Hybrid Map



## Terrain Map



## Floor Plan

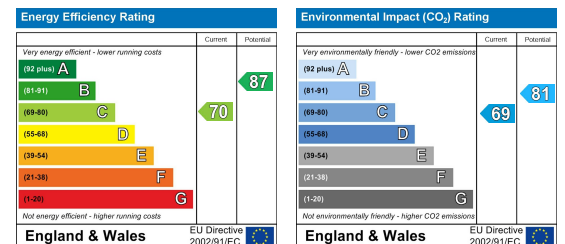


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with floorplanner 2025.

## Viewing

Please contact our Sales Office on 01283548194 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.