



Weston Park Avenue
Burton-On-Trent

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Burton-On-Trent DE14 2AF

for sale offers in the region of
£230,000



Property Description

Situated opposite the Canal and Towpath in Stretton, located on a small development, this 3-bedroom family home offers a perfect blend of comfort and convenience. Ideal for first time buyers or families. The property comprises in brief of a welcoming lounge/diner with an electric fire, a bright and functional kitchen with integrated appliances, to the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom.

The home also features a South/West facing garden which is mostly laid to lawn with a patio area. As well as a front garden with mature shrubs and lawn. To the front is also a spacious driveway giving access to the garage.

Situated within a short walking distance to the highly sought after De Ferrers Academy School and other local primary and secondary schools. This home is perfect for first time buyers growing families down-sizers and investors.

Located in the popular residential area of Stretton, the property enjoys close proximity to a range of local amenities, including shops, schools, and leisure facilities including Morrisons Local and Co-op. Stretton is also well-connected, with excellent transport links. The area offers easy access to the A38 and A52, making it convenient for commuters heading to Nottingham, Birmingham, and beyond. This property represents a fantastic opportunity to settle in a thriving community with all the conveniences of modern living at your doorstep. Viewing is highly recommended!

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

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E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: C

view this property online hallandbenson.co.uk/Property/ATR102188

Tenure: Freehold



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