





# Burrows Drive, Off Herries Road, S5 7JQ

Offers Over £165,000

3 1 2





### Why You'll Love It

From the moment you arrive, Burrows Drive has a sense of space and possibility. The property enjoys a great position on a corner plot, giving it a private feel while still being part of a friendly residential street.

Inside, the layout is practical and ready to be transformed. The entrance leads into a bright living room positioned at the front of the home, with a large window flooding the space with natural light. This welcoming room offers plenty of scope for a comfortable family lounge or a cosy sitting area.

To the rear lies the kitchen/diner, the heart of the home. This generous space opens onto the rear garden and could easily be reimagined as a stylish, modern open-plan kitchen with dining and entertaining areas. With a full renovation, this room could become a fantastic social hub where family and friends gather.

Upstairs, you'll find two well-proportioned double bedrooms and a third single room, perfect as a nursery, home office, or guest room. The family bathroom completes the first floor, offering potential for a modern suite upgrade.

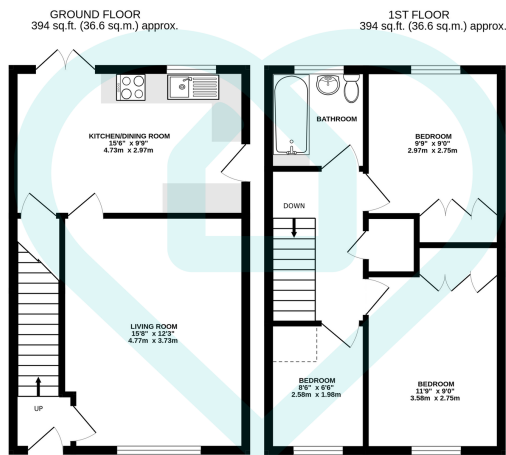
Outside, the property truly shines. The garden wraps around the front, side, and rear, offering exceptional outdoor space compared to many homes in the area. There's ample room for children to play, pets to roam, or for keen gardeners to design a tranquil retreat. The size of the plot also opens the door for potential future extension, whether that's a larger kitchen, an additional bedroom, or even a sunroom (**subject to planning consents**). On-street parking is available to the front of the property.

While the property does require updating throughout, this presents a rare opportunity for buyers with vision, whether you're a first-time buyer seeking a home to make your own, an investor looking to add value, or a family eager to design a bespoke living space.

### Why We Love It

Burrows Drive sits in the heart of a community-oriented area in



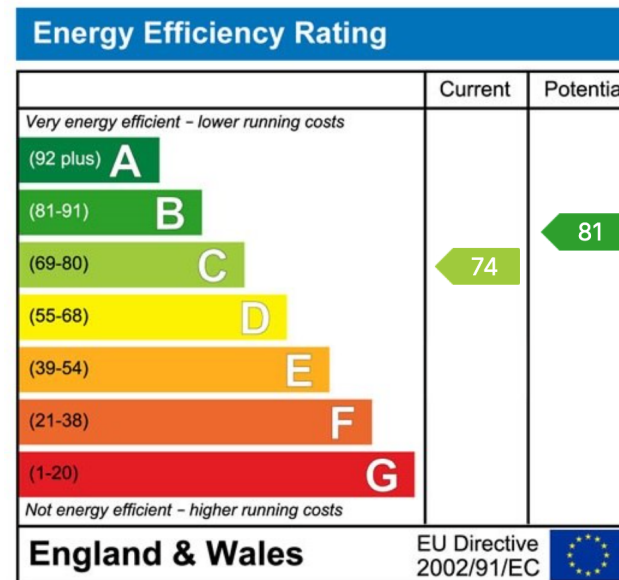


TOTAL FLOOR AREA: 788 sq.ft. (73.2 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Corner Plot Position
- No Onwards Chain
- Three Good Sized Bedrooms
- Potential Throughout To Make It Your Own
- On Street Parking
- Quiet Cul-De-Sac Location
- Close To Good Transport Links
- Easy Access To Northern General Hospital
- Green Space Nearby
- Local Amenities In Close Proximity



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