



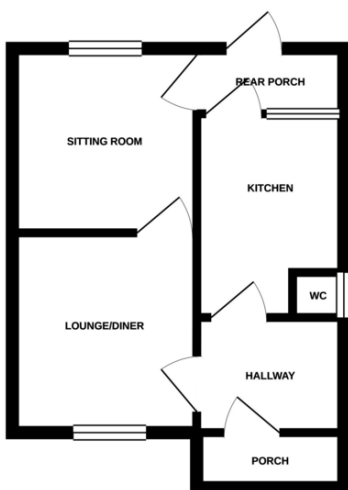
91 Burbages Lane

£229,950

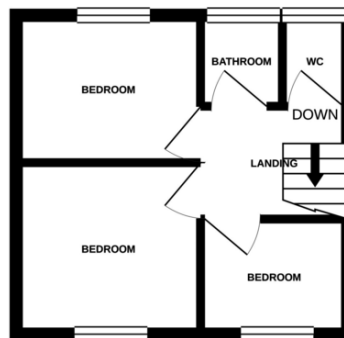
CV6 6AX

****RARE OPPORTUNITY TO PURCHASE A SPACIOUS EXTENDED END TERRACE **** A well presented extended end terraced property located in a highly sought after location. In our opinion the main selling features of the property are;- double glazed, gas fired central heating, reception porch, spacious through hall, lounge/ dining room, extended sitting room, ground floor WC, extended and refitted kitchen, rear porch. On the first floor;- three bedrooms, bathroom, separate WC. Outside;- well presented mature gardens to front and rear, rear car access leading to brick built carport with pitched tiled roof incorporating garden store .

GROUND FLOOR



1ST FLOOR



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In more detail, the property comprises;-

Obscure double glazed front entrance door opening into fully double glazed reception porch.

RECEPTION PORCH

Door opening into spacious through hall.

THROUGH HALL

Stairs ascending, hand banister, hot water radiator to side wall, storage cupboard beneath stairs

LOUNGE/ DINING ROOM

23' x 10' 11" (7.01m x 3.33m) Double glazed window to front elevation, hot water radiator, wall mounted coal effect gas fire set in fireplace surround upon raised hearth, double doors opening into sitting room extension.

SITTING ROOM EXTENSION

10' 7" x 9' 5" (3.23m x 2.87m) Double glazed window to rear elevation, door opening into rear porch.

EXTENDED REFITTED KITCHEN

17' 6" x 7' 3" (5.33m x 2.21m) Obscure glazed door opening into rear porch, window looking into rear porch. The kitchen has the benefit of modern wall and base units with roll edge laminate work surfaces to partially three walls, incorporating;- stainless steel sink unit, hot/cold mixer, single drainer, space for slot in cooker, space for refrigerator, space for freezer, tiled floor covering, hot water radiator, fully tiled walls, wall mounted combination central heating boiler, door into WC.

WC

4' 1" x 2' 3" (1.24m x 0.69m) Obscure double glazed window to side elevation, WC flush unit.

REAR PORCH

8' x 3' 7" (2.44m x 1.09m) Double glazed door opening into rear garden, space and plumbing provision for washing machine.

On the first floor;-

LANDING

Access to partly boarded roof space (drop down ladder), obscure double glazed window to side elevation, door opening into storage cupboard.

BEDROOM ONE

11' 5" x 11' 5" (3.48m x 3.48m) Double glazed window to front elevation, hot water radiator.

BEDROOM TWO

11' 5" x 10' 10" (3.48m x 3.3m) Double glazed window to rear elevation, hot water radiator.

BEDROOM THREE

7' 5" x 7' 5" (2.26m x 2.26m) Double glazed window to front elevation, hot water radiator, double door shelved storage cupboard.

WC

2' 5" x 5' 6" (0.74m x 1.68m) Obscure double glazed window to side elevation, hot water radiator, WC flush unit, fully tiled walls.

BATHROOM

4' 8" x 5' 7" (1.42m x 1.7m) Obscure double glazed window to rear elevation, hot water radiator, panel bath hot/cold, Mira shower unit set above, shower screen, wash hand basin hot/cold mixer, double storage cupboard beneath.

OUTSIDE

Mature garden to front, rear car access leading to brick built car port with pitched tiled roof and incorporating garden store. Mature rear garden.

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