



Property Description

Wright & Wright are very pleased to be able to offer for sale this three storey property in a well regarded central Burbage location. uPVC double glazing, gas central heating. Entrance hall, cloakroom, fitted kitchen, spacious living room. Two good bedrooms and bathroom on first floor. Master suite to the second floor. Off road parking for two vehicles, garden to rear. Viewing recommended,



Entrance Hall

Having ceiling light point, tiled flooring and central heating thermostat.

WC

Having two spot lights, single panelled radiator, low level flush wc and hand basin.

Lounge 4.70m x 4.45m (15' 5" x 14' 7")

Having uPVC French doors, ceiling light point, coving, wooden flooring, two single panelled radiators and storage cupboard.

Kitchen 3.27m x 2.56m (10' 9" x 8' 5")

Having uPVC double glazed window to the front aspect, single panelled radiator, tiled flooring, range of matching base and wall units with work surfaces over, single drainer sink, plumbing for automatic washing machine, built in gas hob and extractor over.

First Floor Landing

Having uPVC double glazed window to the rear aspect, ceiling light point, and airing cupboard.

Bedroom 2 3.60m x 2.75m (11' 10" x 9')

Having uPVC double glazed window to the front aspect, ceiling light point, single panelled radiator and built in double wardrobe.

Bedroom 3 3.12m x 2.65m (10' 3" x 8' 8")

Having uPVC double glazed window to the rear aspect, ceiling light point, single panelled radiator and built in double wardrobe.

Family Bathroom 2.56m x 1.86m (8' 5" x 6' 1")

Having uPVC double glazed window to the front aspect, ceiling light point, tiled flooring, heated towel rail, low level flush wc, hand basin, bath and separate shower cubicle

Master Bedroom on Second Floor 5.70m x 3.45m (18' 8" x 11' 4")

Having uPVC double glazed window to the front aspect, two sky lights, two double panelled radiator, ceiling light point and built in wardrobes, door to....

Ensuite

Having ceiling light point, heated towel rail, low level flush WC and hand basin, shower cubicle.

Outside

having two allocated car parking bays, rear garden having patio, lawn, borders.

