





A well presented three bedroom traditional terraced offered to the market with no upwards chain, situated within a popular location having close proximity to Burton Hospital. The property benefits from three double bedrooms, two generous reception rooms, modern kitchen and a good sized low maintenance garden. Viewing is highly recommended strictly via appointment only.



Living room

With central heating radiator, electric fire, double glazed upvc window to the front elevation and a door leading to:

Dining room

With central heating radiator, double glazed UPVC window to the rear elevation, electric fire, stairs rising to the first floor and a door leading through to.

Kitchen

With a selection of matching wall and base units, having a roll edge laminate preparation work surface, four ring hob, electric oven below, selection of under counter drawers, stainless steel sink with mixer tap and drainer, double glazed upvc window to the side elevation, double glazed upvc side access door, central heating radiator, wall mounted gas boiler, space for appliances and a door leading to:

Shower room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit below, shower cubicle with glass sliding doors and gravity shower over, central heating radiator, tiled flooring and a double glazed upvc window to the rear elevation with opaque glass.

First floor landing

With loft hatch and doors leading off to;

Master Bedroom

With a decorative cast iron fire place, double glazed



upvc window to the front elevation and a central heating radiator.

Bedroom Two

With central heating radiator, decorative cast iron fire place, double glazed window to the rear elevation and a built in wardrobe.

Bedroom Three

With central heating radiator and a double glazed upvc window to the rear elevation.













Floor 0



Floor 1

Approximate total area⁽¹⁾

84.16 m²

905.84 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾

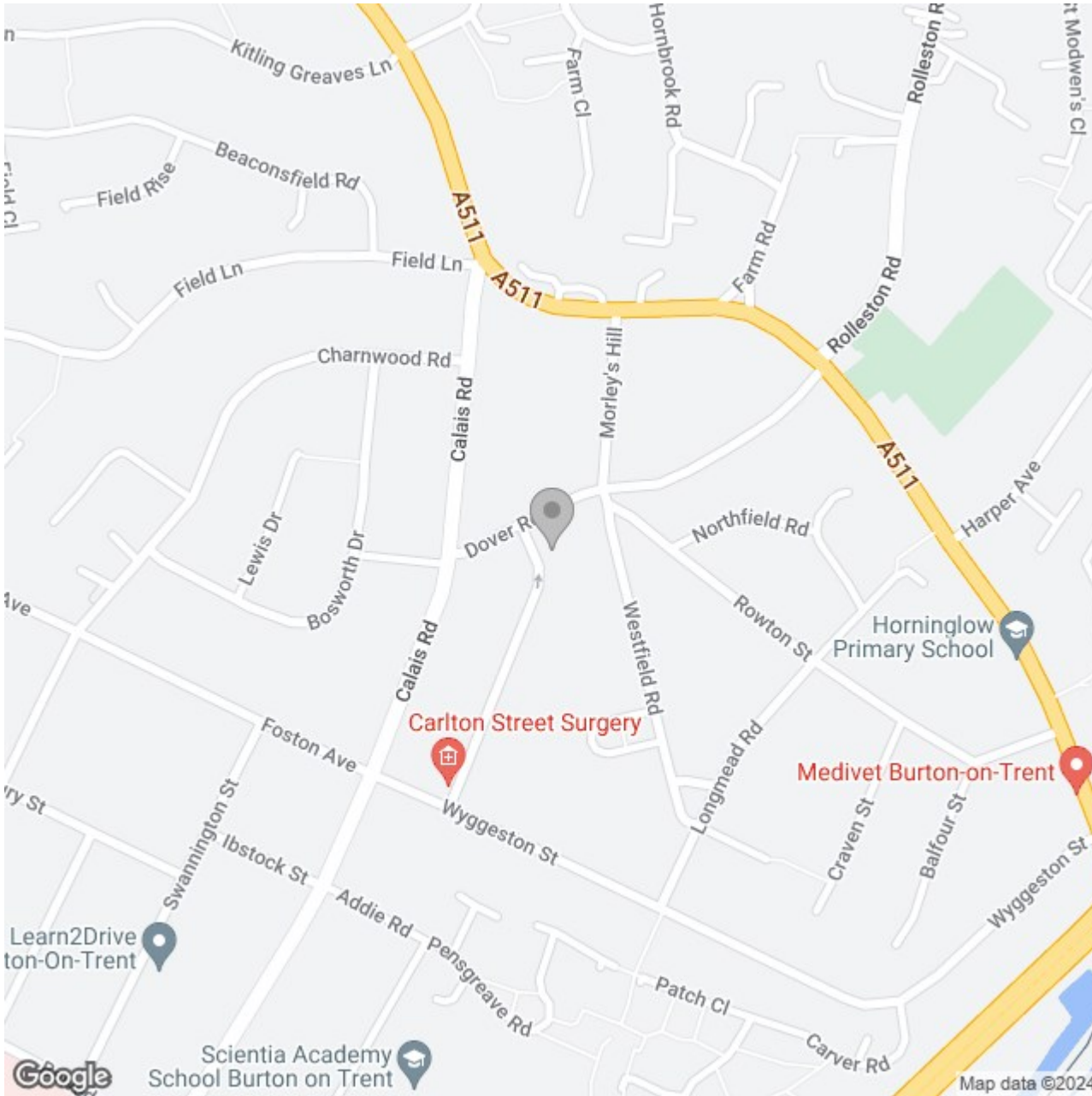
41.06 m²
441.92 ft²

Excluding balconies and terraces

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Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	