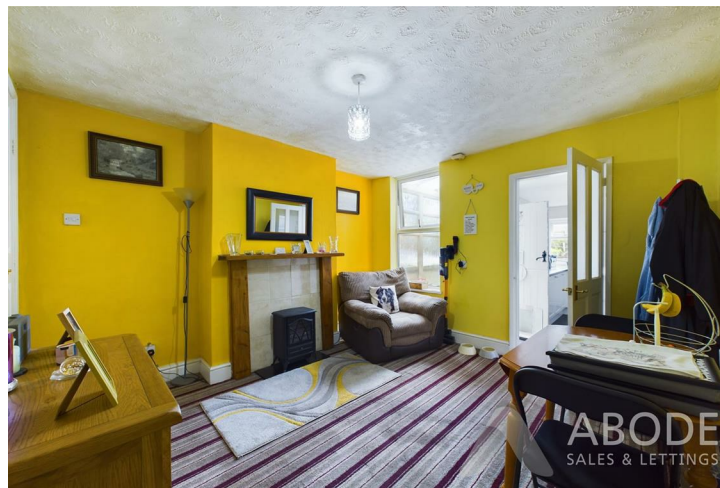






A traditional two bedroom terraced property, situated within close proximity to Burton Hospital and a range of local amenities. The property benefits from having two reception rooms, two double bedrooms, family bathroom and a generous garden. Viewing is via appointment only.



Accommodation

Accommodation

Leading through a front entrance door into:

Living Room

With central heating radiator, double glazed window to the front elevation, under stairs storage and a door leading to:

Dining Room

With central heating radiator, double glazed window to the rear elevation, door leading to the first floor and further door leading to the kitchen.

Kitchen

With a selection of matching wall and base units, having a laminate preparation work surface, space for washing machine and cooker, double glazed window to the rear and side elevation and a door leading to the sunroom.

Sunroom

With double glazed windows to the side and rear elevation, central heating radiator and a double glazed door leading out onto the patio.

First Floor Landing

With doors leading off to:

Master Bedroom

With central heating radiator, double glazed windows to the front elevation and built in wardrobe.

Bedroom Two



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

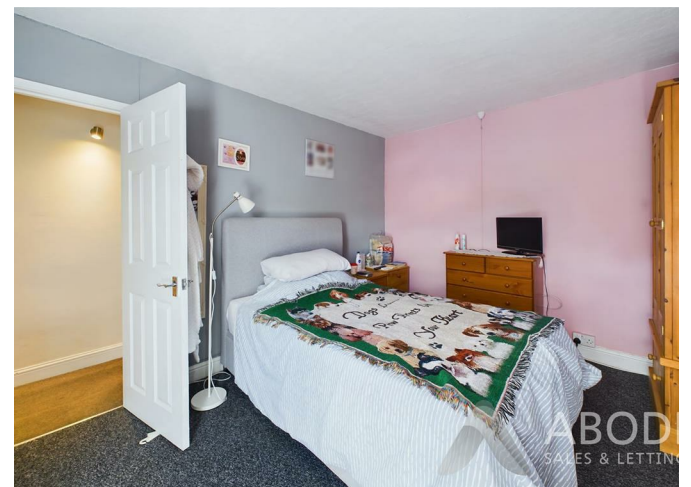
Family Bathroom

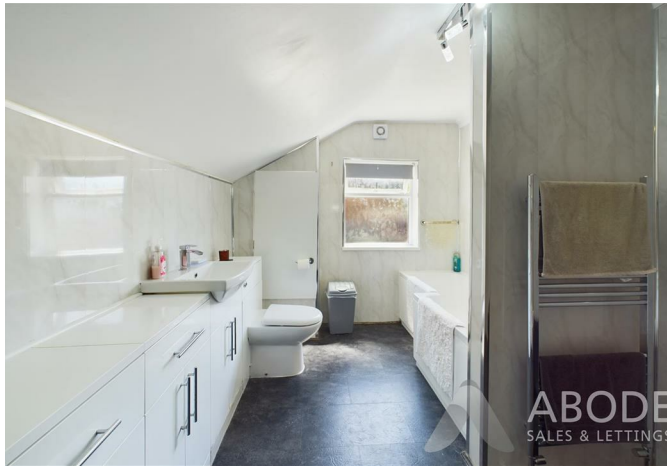
With a three piece suite comprising: low level wc, wash hand basin with mixer tap, "p" shaped bath with shower over and a double glazed window to the rear elevation.

Outside

The outside of the property to the rear elevation offers a laid to lawn garden with patio area ideal for seating, all of which is enclosed via timber fencing.











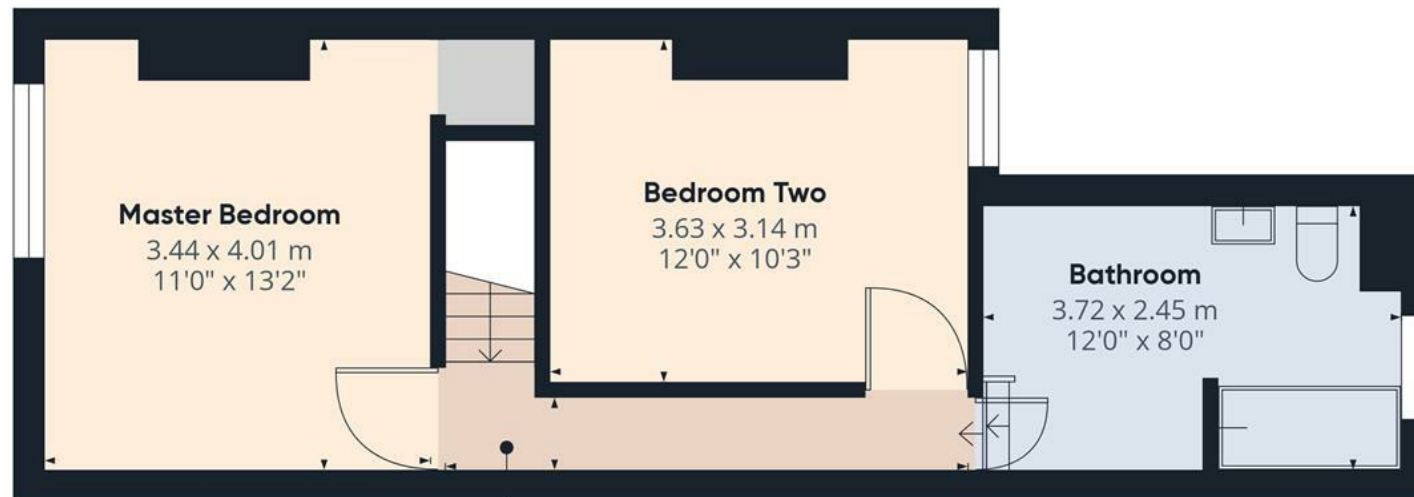


Floor 0

Approximate total area⁽¹⁾

79.11 m²

851.53 ft²



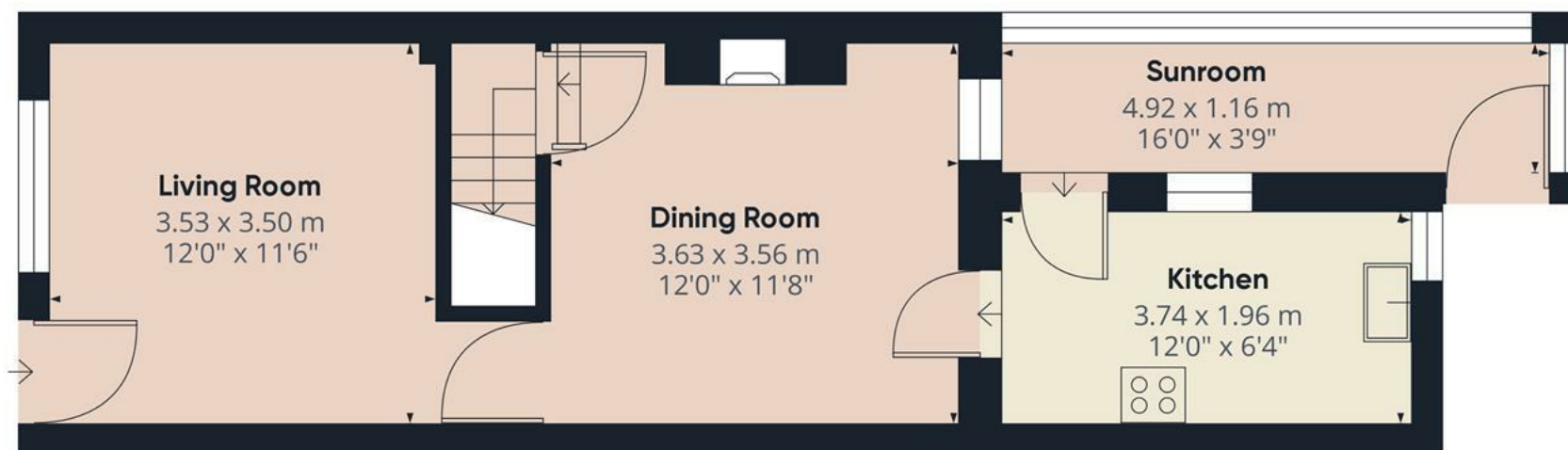
Landing
4.63 x 0.80 m
15'0" x 2'7"

Floor 1

(1) 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⁾

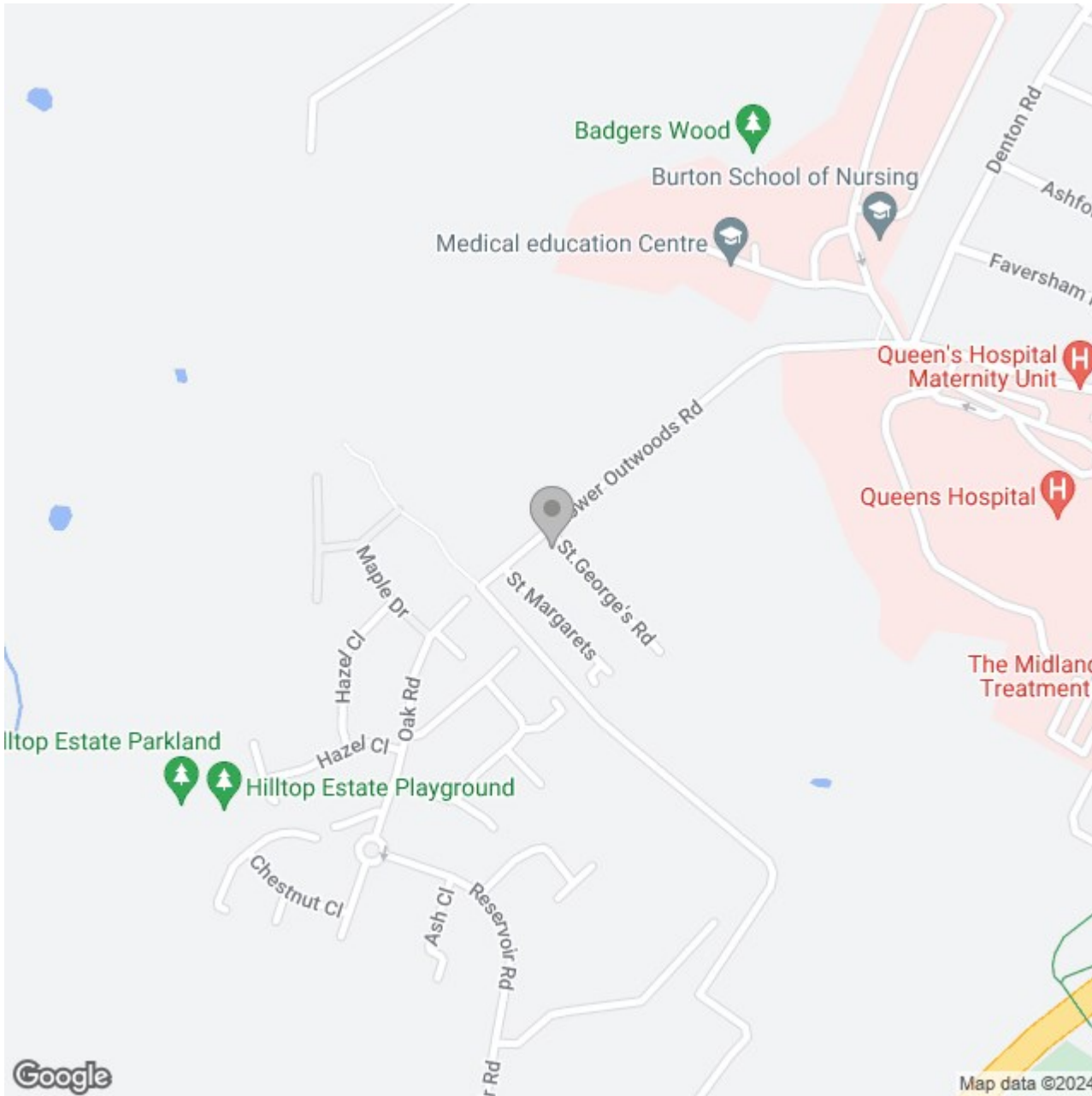
41.09 m²
442.29 ft²

(1) 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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Floor 0



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	