



£175,000

2 Bedroom Semi-Detached House for sale
9 Best Avenue, Burton-on-Trent



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SALES AND LETTINGS



Overview

Simply the BEST!. Nestled within the popular Brizlincote Valley development, located on Best Avenue, this residence is ideal for first-time buyers, downsizers, or savvy investors.



Key Features

- ideal for First-Time Buyers, Downsizers, or Investors.
- Spacious Living Room
- Breakfast Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Private Rear Garden
- Popular Location
- Close to Local Amenities





Simply the BEST!. Nestled within the popular Brizlincote Valley development, located on Best Avenue, this residence is ideal for first-time buyers, downsizers, or savvy investors.

Upon arrival, you're greeted by a charming front garden and a convenient driveway, offering ample parking space.

Step inside through the inviting entrance porch, where you can hang up your coats and kick off your shoes before entering the hall. The spacious living room boasts a large window, flooding the space with natural light, while a cozy fireplace with a living flame gas fire serves as the focal point, perfect for cozy evenings in.

Overlooking the rear garden, the breakfast kitchen is a chef's delight, featuring a range of base and eye-level units, integral oven and gas hob, and ample space for a small dining table, making it ideal for entertaining guests or enjoying casual meals.



Upstairs, discover two generously sized double bedrooms and a recently refitted bathroom complete with a white three-piece suite and a shower over the bath, offering both style and functionality.

Outside, the rear garden beckons with a paved patio and lush lawn, complemented by conifers that provide privacy and tranquility, creating a perfect outdoor oasis for relaxation and alfresco dining.

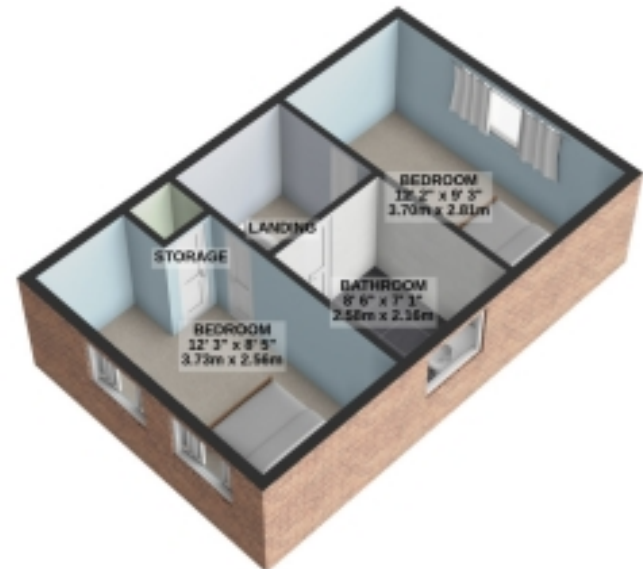
With a Tesco store within easy walking distance and Burton Town Centre just a few minutes' drive away, everyday amenities are within reach. Plus, with plenty of local walks and breathtaking views, don't miss out on the opportunity to make this your forever home!

Floorplans

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



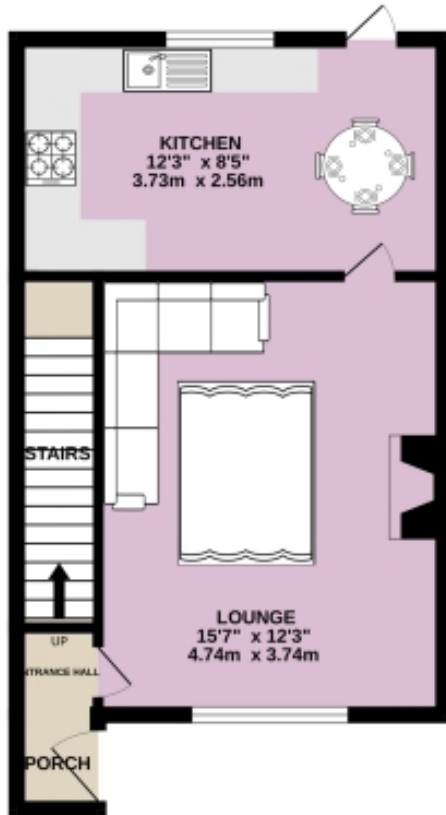
1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



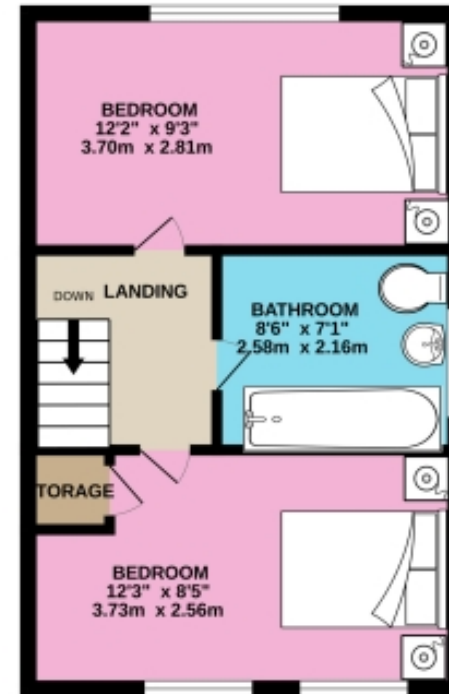
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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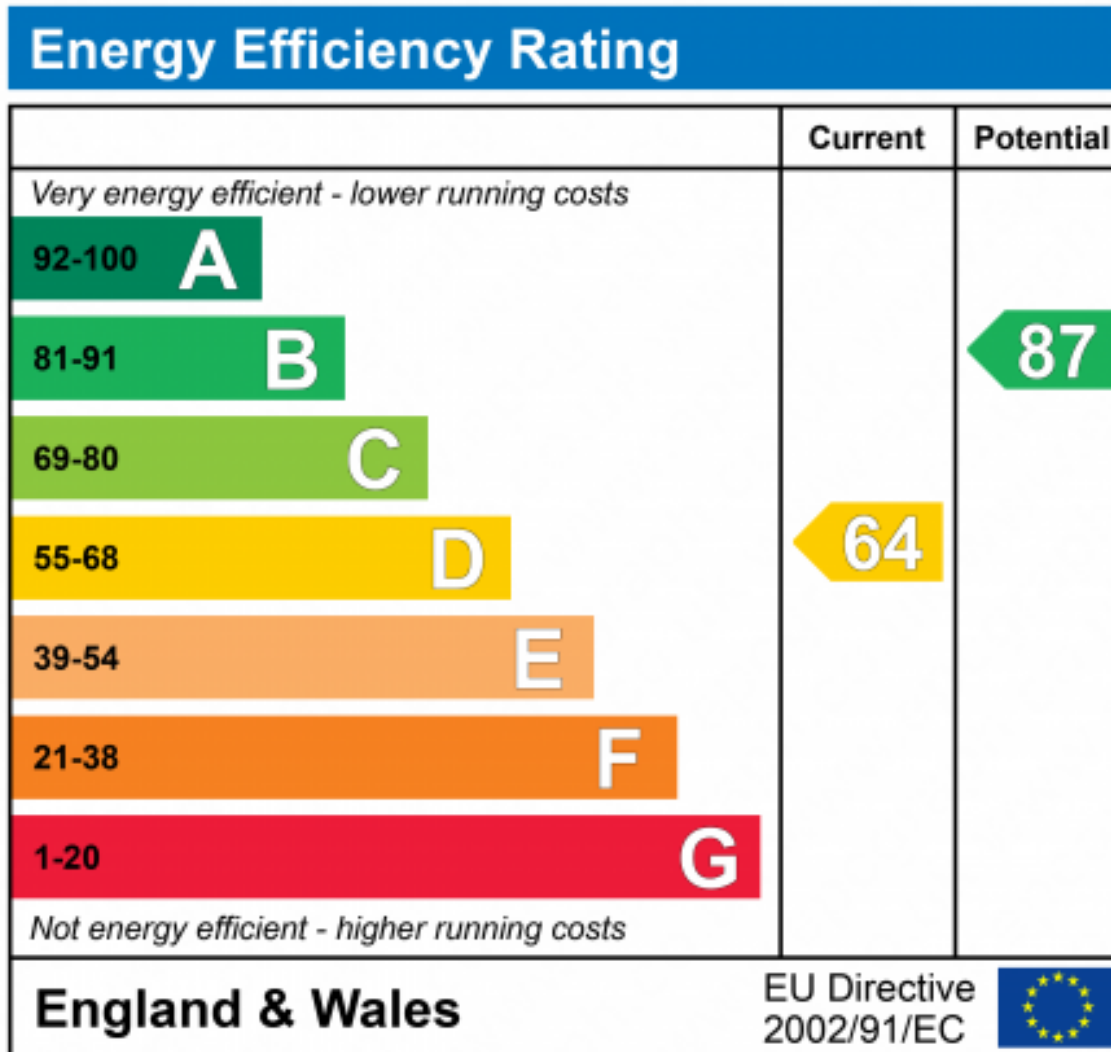
Floorplans

GROUND FLOOR



1ST FLOOR







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01543 624118 (24/7)
barton@ewemove.com



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