



Rose Cottage Gardens, Burton-on-Trent



£145,000



Key Features

- Modern Semi Detached Home
- Two Bedrooms
- Convenient Location Close To Town Centre
- Upvc Double Glazing & Gas Fired Central Heating
- Well Presented Throughout
- Pleasant Enclosed Easy To Maintain Garden
- EPC rating TBC
- Freehold





Situated just off Blackpool Street in this pleasant cul de sac this modern two bed roomed semi detached home benefits from both gas fired central heating and Upvc double glazing and has the addition of a lovely rear conservatory. The home is well presented throughout and in brief comprises: - entrance lobby, good sized reception room, modern fitted kitchen, conservatory and on the first floor a landing leads to two bedrooms and re-fitted shower room. Outside a driveway provides parking and to the rear is a pleasant easy to maintain enclosed garden with patio and artificial lawn.

Accommodation In Detail

Upvc double glazed entrance door leading to:

Entrance Lobby

having Upvc entrance door leading to:

Open Plan Reception Room 3.6m x 4.61m (11'10" x 15'1")

having Upvc double glazed window to front elevation, one central heating radiator, coving to ceiling, fitted smoke alarm, staircase rising to first floor and two central heating radiators.

Kitchen 3.6m x 2.04m (11'10" x 6'8")

having a lovely array of light grey base and eye level units with complementary marble effect working surfaces, gas and electric cooker points, stainless steel sink and draining unit, plumbing for washing machine, one central heating radiator, coving to ceiling, Upvc double glazed window to rear elevation, cupboard housing re-fitted condensing combi gas fired central heating boiler and double glazed door opening into:

Conservatory 2.1m x 2.71m (6'11" x 8'11")

having ceramic tiling to floor, tri-polycarbonate panelled roof, Upvc double glazed units and French doors.

On The First Floor

Landing

having access to loft, coving to ceiling, fitted smoke alarm and one central heating radiator.

Bedroom One 3.6m x 2.45m (11'10" x 8'0")

having twin Upvc double glazed windows to rear elevation, one central heating radiator and coving to ceiling.

Bedroom Two

having twin Upvc double glazed windows to front elevation, one double central heating radiator and useful upstairs storage cupboard.

Outside

To the front is a small fore garden and an adjacent driveway provides ample parking. To the rear is a very pleasant enclosed garden featuring patio, shaped artificial lawn, raised borders and gazebo. A shed is erected at the far extent of the garden.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

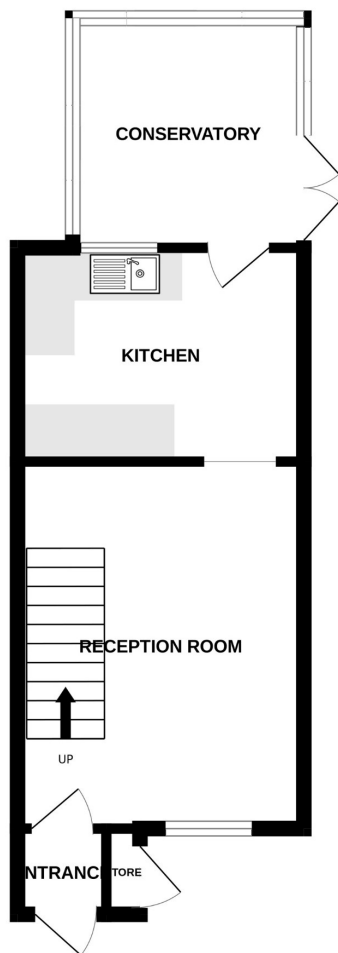
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

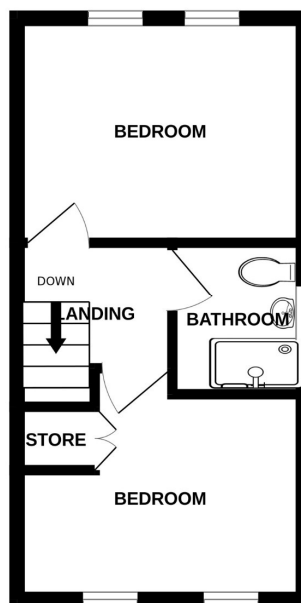
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
241 sq.ft. (22.4 sq.m.) approx.



4 ROSE COTTAGE GARDENS

TOTAL FLOOR AREA: 574 sq.ft. (53.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

