



Mead Walk, Burton-on-Trent, DE15 9SJ
£245,000
Freehold



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Acquire Properties are pleased to bring this three bedroom, bay fronted semi detached house to the market. Ideally located on a large plot near the A444, giving excellent access to major road links, schools and shops. The property briefly comprises of front porch, entrance hallway giving access to dining room, living room, kitchen and stairs with storage beneath. To the first floor there are three bedrooms, family bathroom and access to the loft. There is a large driveway to the front and extensive large garden to the rear which backs on to open fields.



ENTRANCE HALL

Entrance through wooden front door into porch, leading into entrance hall with doors to downstairs rooms and stairs to first floor with storage underneath.

DINING ROOM

10' 1" x 11' 5" (3.083m x 3.504m) UPVC bay window to front elevation, carpeted flooring and gas fire.

LIVING ROOM

14' 10" x 11' 5" (4.539m x 3.504m) Wooden windows and patio door leading to rear garden, carpeted flooring and gas fire.

KITCHEN

11' 3" x 5' 10" (3.437m x 1.779m) UPVC window to rear elevation, wooden window and door to side of property. Carpeted flooring with fitted units and stainless steel sink.

STAIRS AND LANDING

Carpet to floor, wooden window to side elevation and access to loft.

BEDROOM 1

11' 2" x 11' 6" (3.412m x 3.506m) UPVC bay window to front elevation and carpeted flooring.

BEDROOM 2

10' 5" x 10' 4" (3.178m x 3.154m) Wooden window overlooking rear garden and carpeted flooring. Storage cupboards with one housing hot water emersion tank.

BEDROOM 3

7' 5" x 5' 11" (2.268m x 1.826m) UPVC window to front elevation and carpeted flooring.

BATHROOM

6' 0" x 5' 11" (1.830m x 1.816m) Wooden window to rear elevation, vinyl laminate flooring and splash back tiles. Three piece suite comprising of bath with shower over, wash hand basin and close coupled toilet.

OUTSIDE

To the front is long driveway with lawn to the front of the property. The drive provides access to the garage and side gate leading to rear garden. The rear garden is extensive and backs on to open fields.

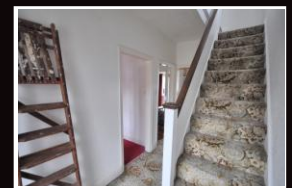
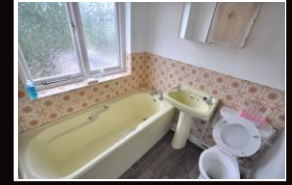
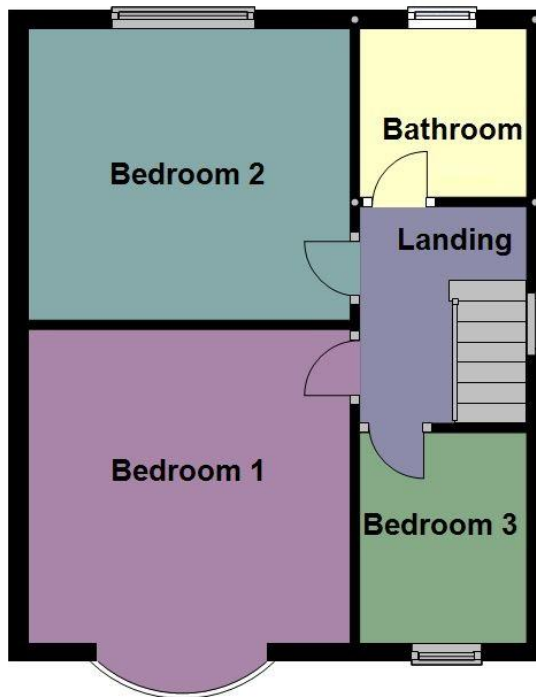
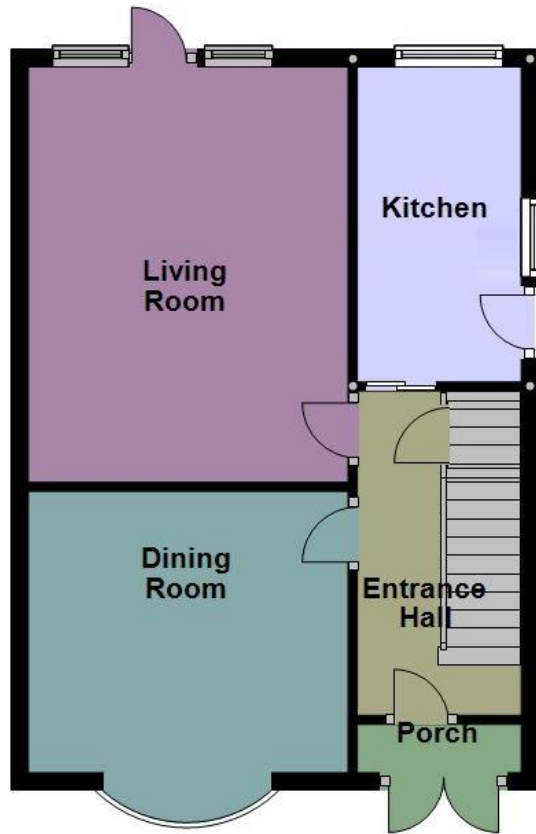
DISCLAIMER

Council tax band B.

Description awaiting vendor approval. Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. 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.



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.