



5 School Yard

, Burton-On-Trent, DE13 0SG

Offers in excess of £120,000



Dwellings Estate Agents are delighted to present to the market this one-bedroom property situated near Burton Queens Hospital, offering convenient access to local amenities and well-regarded schools. This property presents an attractive opportunity for prospective buyers.

This spacious home is perfect for any individual, couple, or family looking to step onto the property ladder, as this would make an ideal first-time buyer or, in other words, a brilliant investment for any prospective landlord.

This property is set over two floors and is immaculately presented throughout. On the ground floor, there is a spacious living room and a fitted kitchen. The first floor comprises a large bedroom and a family bathroom.

OUTSIDE To the front elevation is a paved area, upon entry to the private road, to the right are two parking spaces.



LOUNGE 14'1" x 36'5" (4.30 x 11.10)

KITCHEN 7'10" x 8'6" (2.40 x 2.60)

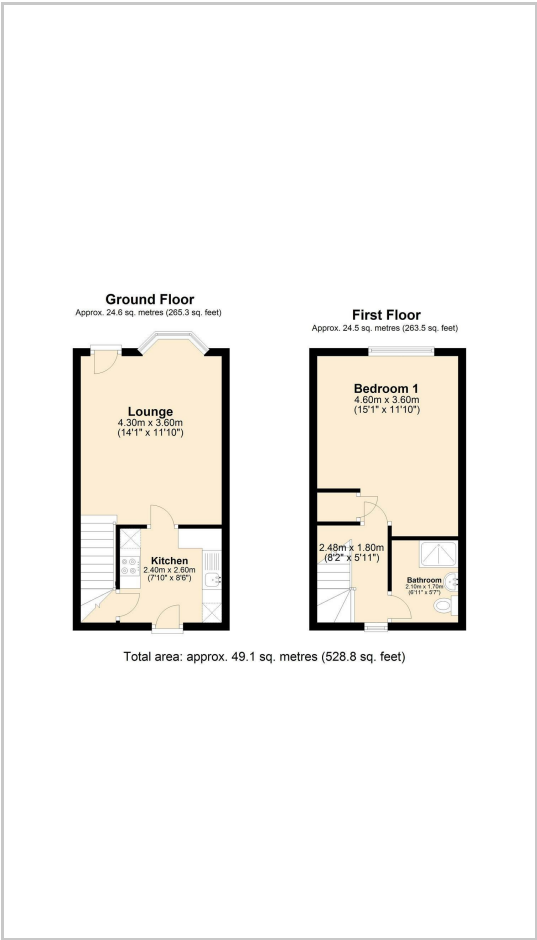
BEDROOM ONE 15'1" x 11'9" (4.60 x 3.60)

BATHROOM 6'10" x 5'6" (2.10 x 1.70)

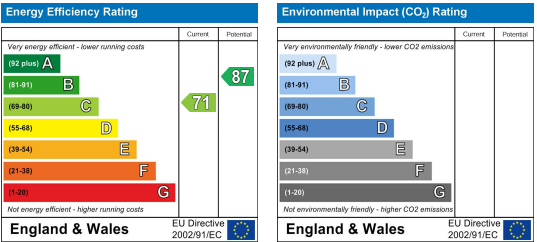
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.