



## 36 Beresford Close

, Burton-On-Trent, DE14 2GA

£190,000



Merry Christmas & A Happy New Year! Here at Dwellings Estate Agents, we are still working through the festive period to arrange viewings. If you would like to arrange a viewing, go on our website and contact us through WhatsApp. Are you on the market with another estate agent? Sell your property with Dwellings Estate Agents for completely FREE. Yes, no fee at all - £0!

Dwellings Estate Agents are delighted to present this two-bedroom, semi-detached home to the market. Beresford Close boasts convenient proximity to Burton town centre, schools, and local amenities. Burton Queens Hospital is a mere 2-minute drive. Transportation links are nearby, such as the A38 & the train station.

This property is well presented throughout. The property is set over two floors and is a spacious family home that offers versatile living accommodation. The ground floor comprises an entrance hall, a spacious living room, a modern fitted kitchen/diner, and a W/C. Two double bedrooms and a three-piece shower room complete the first floor. Externally, to the front, the property benefits from two off-road parking spaces. To the rear, there is an enclosed garden with a slabbed paving seating area and a spacious lawn area, perfect for entertaining.



ENTRANCE HALL

Wooden flooring and central heating radiator

LIVING ROOM 14'7" x 10'9" (4.47m x 3.30m)

Double glazed window to front elevation, central heating radiator and wooden flooring.

KITCHEN/DINER 14'4" x 14'4" (4.37m x 4.39m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, central heating radiator, storage cupboard, wooden flooring and central heating boiler.

W/C 5'1" x 4'4" (1.55m x 1.34m)

W.C, wash hand basin, tiled flooring and central heating radiator.

LANDING

Carpet, loft access. central heating radiator and storage cupboard.

MASTER BEDROOM 10'6" x 14'4" (3.22m x 4.39m)

Two double glazed windows to front elevation, double glazed window to side elevation, central heating radiator and carpet.

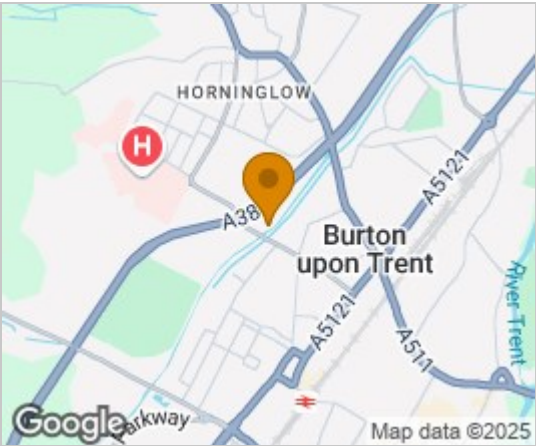
BEDROOM TWO 10'11" x 14'4" (3.34m x 4.39m)

Double glazed window to rear elevation, Juliet balcony, central heating radiator and carpet.

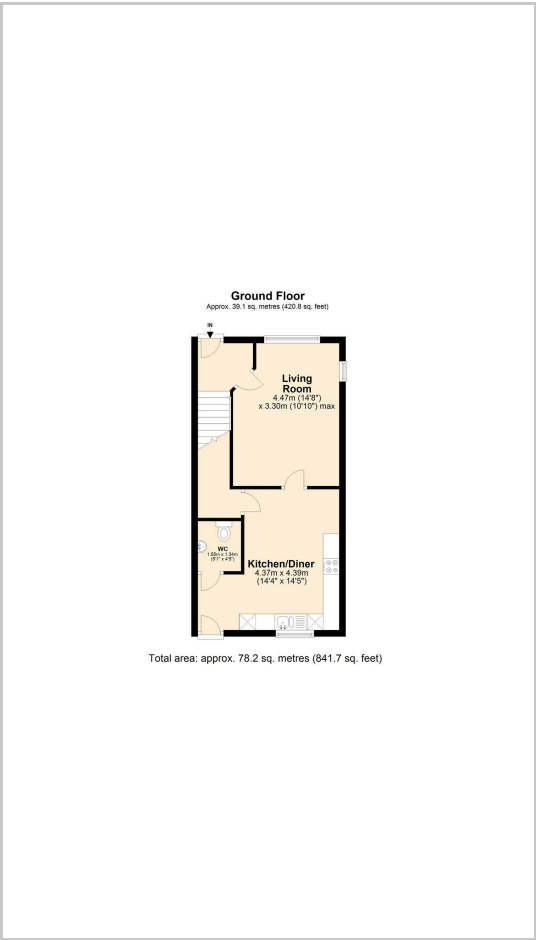
BATHROOM 7'0" x 6'8" (2.15m x 2.05m)

Double glazed window to side elevation, W.C, wash hand basin, shower, central heating radiator, floor to ceiling tiles, tiled flooring and spotlights.

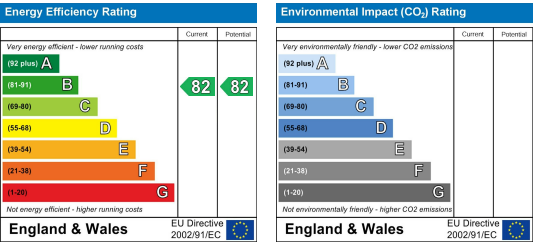
Area Map



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.