



## 173 Horninglow Road

, Burton-On-Trent, DE14 2PX

Guide price £200,000



A 2 RECEPTION ROOM, 3 DOUBLE BEDROOM VICTORIAN TERRACED HOUSE that offers AMAZING SPACE and FANTASTIC POTENTIAL TO IMPROVE with a LARGE OUTBUILDING OFFERING CONVERSION OPTIONS and is AVAILABLE WITH NO UPWARD CHAIN and has OFF ROAD PARKING!!!!

Dwellings Estate Agents are delighted to present this spacious three bedroom family home located in a popular residential road that has amazing potential to a multitude of different buyers in Burton on Trent! This two reception room, three double bedroom family home offers fantastic living space and 1900's character throughout. With high ceilings in most rooms and a huge rear garden, it has much of the benefits that properties of this era are known for. Externally is a large outbuilding that has the potential to be converted serve a variety of different purposes, whether that be an office, self contained flats or anything else you can dream up. Book your viewing with Dwellings Estate Agents today!



Lounge 12'0" x 12'0" plus bay (3.68m x 3.66m plus bay )  
Double glazed bay window to front elevation and fire place with gas fire.

Dining Room 12'0" x 12'0" (3.68m x 3.68m )  
Double glazed window to rear elevation

Kitchen 12'0" x 8'0" (3.68m x 2.44m)  
Double glazed window and door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, space and plumbing for washing machine

Cellar 11'8" x 12'0" (3.58m x 3.66m)  
Storage space

Landing  
Loft access via hatch.

Bedroom One 11'6" x 11'1" (3.53m x 3.40m )  
Double glazed window to front elevation and fitted storage

Bedroom Two 12'0" x 12'0" (3.68m x 3.68m)  
Double glazed window to rear elevation

Bedroom Three 8'5" x 8'5" (2.59m x 2.59m)  
Double glazed window to front elevation

Bathroom  
W.C, wash hand basin and bath with shower over.

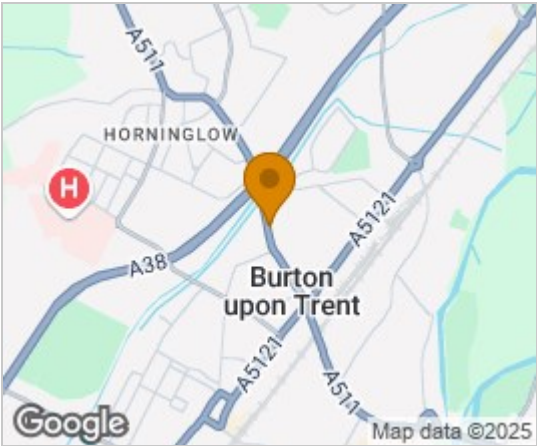
Front Garden  
Small frontage with under cover parking.

Rear Garden  
Large rear garden, mostly laid to lawn

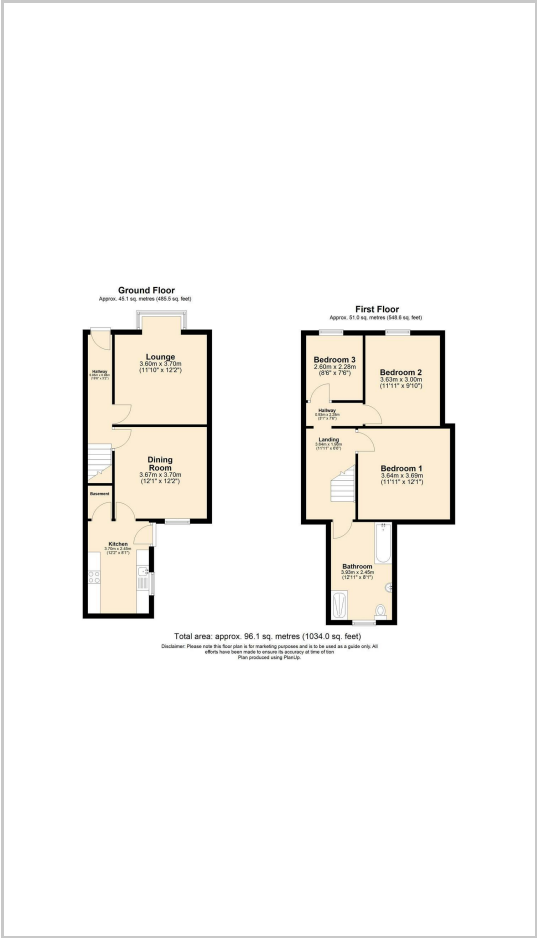
Outbuilding Room One 17'3" x 9'8" (5.26m x 2.95m)

Outbuilding Room Two 16'0" x 10'9" (4.88m x 3.30m)

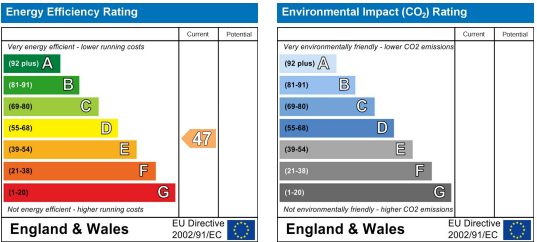
Area Map



Floor Plans



Energy Efficiency Graph



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