



## 53 Byrkley Street

, Burton-On-Trent, DE14 2EL

Guide price £145,000



The current Vendors have carried out a "complete programme of modernisation" throughout this home. When we asked the Vendors for a description of the works carried out, their response is as follows "Everything from the front door to the rear door, roof tile down to ground level is brand new. Fresh plaster, newly decorated, new boiler, new radiators, new kitchen (wrapping still on), new bathroom, new sockets, new carpets, new electrics and new windows. Works have just been completed."

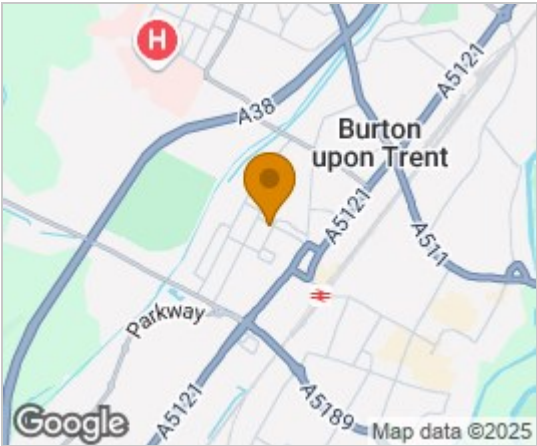
The Vendors are "Legally Seller Ready". What do we mean by this term? The Vendors have Solicitors instructed who have prepared contracts & requested searches (saving 6 weeks) which will be forwarded onto the Buyers Solicitors. If you are a cash buyer, ready to move in straight away or if you are buying via a mortgage, then obtain your mortgage offer and you are ready to move in.

This mid-terraced property is set over two floors and is immaculately presented throughout, the ground floor includes a lounge, a separate dining room and a fitted kitchen with a variety of appliances. The first floor provides 2 double bedrooms and a family bathroom.

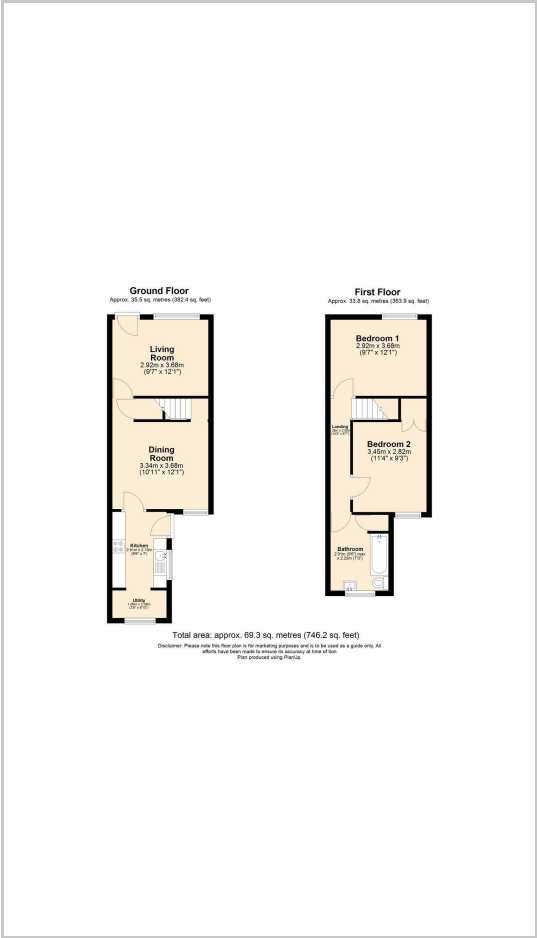


- LOUNGE 9'8" x 12'1" (2.95m x 3.70m)
- DINING ROOM 11'1" x 12'1" (3.38m x 3.70m)
- KITCHEN 9'6" x 6'10" (2.91m x 2.10m)
- UTILITY ROOM 3'3" x 6'10" (1.00m x 2.10m)
- LANDING
- MASTER BEDROOM 9'6" x 12'1" (2.90m x 3.70m)
- BEDROOM TWO 11'1" x 9'2" (3.40m x 2.80m)
- BATHROOM 9'6" x 7'2" (2.90m x 2.19m)

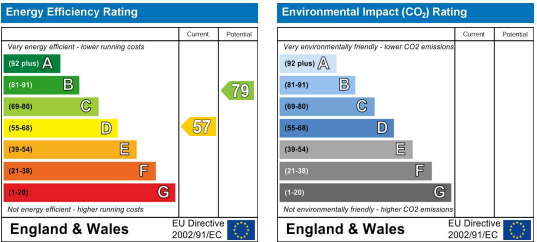
Area Map



Floor Plans



Energy Efficiency Graph



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