



## 6 St. Pauls Street West

, Burton-On-Trent, DE14 2EW

£119,000



Situated in a sought-after residential area, this well-presented three-bedroom mid-terraced property offers generous living space and excellent access to local amenities, schools, and green spaces- all within walking distance.

The home features a spacious living room and a large, well-appointed kitchen, ideal for family life or entertaining. A separate dining room provides further flexibility for mealtimes or home working. Downstairs also includes a shower room, while upstairs, the master bedroom benefits from a private en-suite and an exceptionally large, attached storage space- perfect for wardrobes, hobby use, or additional utility needs. To the rear, the property boasts an enclosed garden offering a secure and private outdoor retreat.

Located close to highly regarded schools, local shops, and a large recreational ground, this is an ideal home for families that are wanting to refurbish the property to add a personal touch. Viewings are a must, so get in contact with our team to get booked in now!





- LOUNGE 12'0" x 12'10" (3.67m x 3.92)
- DINING ROOM 11'10" x 12'10" (3.62m x 3.92m)
- PORCH 3'3" x 6'9" (1.00m x 2.07m)
- KITCHEN 9'10" x 8'6" (3.00m x 2.60m)
- SHOWER ROOM 4'4" x 8'6" (1.33m x 2.60m)
- BEDROOM 1 11'10" x 12'10" (3.61m x 3.92m)
- BEDROOM 2 12'0" x 9'5" (3.67m x 2.89m)
- BEDROOM 3 15'3" x 6'6" (4.67m x 2.00m)
- BATHROOM 16'4" x 8'6" (5.00m x 2.60m)

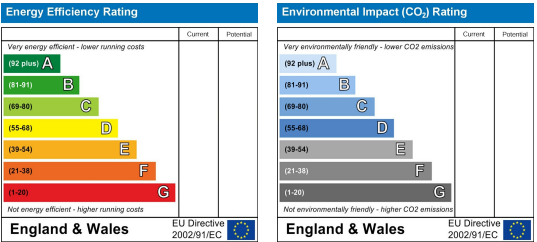
Area Map



Floor Plans



Energy Efficiency Graph



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