



18 Lyndham Avenue

Stapenhill, Burton Upon Trent, DE15 9BQ

Guide price £210,000

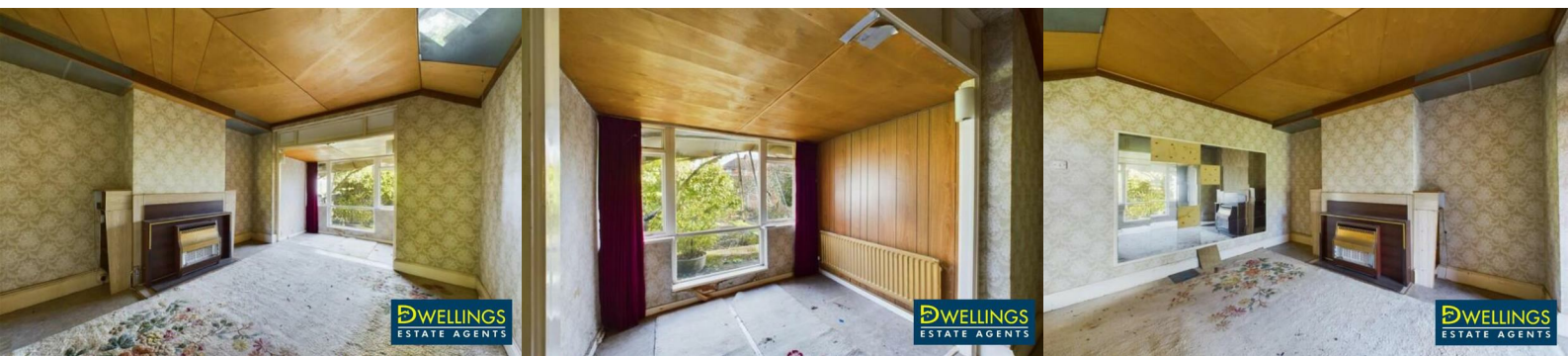


Located in the popular Stapenhill area, just a short drive from Burton town centre, this traditional three-bedroom semi-detached home offers generous living space, excellent local amenities, and fantastic value- making it a superb opportunity for families or investors alike.

House No. 17 sold in January 2019 for £232,500 and another house sold in June 2023 for £350,000. Both were in fair condition; therefore, this property is an absolute BARGAIN in 2025.

The property features a welcoming entrance porch leading into a spacious hallway. At the front, the bright and airy living room benefits from a charming bay window, while an extended dining room to the rear provides versatile space for entertaining or family meals. The dining room also offers potential to expose a higher ceiling by removing the current wooden panelling. A well-sized kitchen, complete with pantry storage and a downstairs WC, sits at the back of the home. The gas central heating boiler, located in the kitchen, was recently serviced in 2024.

Upstairs, the property offers three bedrooms- two of which are generous doubles- alongside a family bathroom with bath, WC, and wash hand basin.



Living Room 12'6" x 11'9" (3.82 x 3.59)

Dining Room 11'8" x 11'4" (3.58 x 3.47)

Klitchen 8'2" x 6'3" (2.51 x 1.91)

WC

Hallway

Garage 18'11" x 7'4" (5.79 x 2.24)

Bedroom 1 11'8" x 10'2" (3.57 x 3.12)

Bedroom 2 13'0" x 11'6" (3.97 x 3.51)

Bedroom 3 7'11" x 6'2" (2.43 x 1.90)

Landing

Bathroom

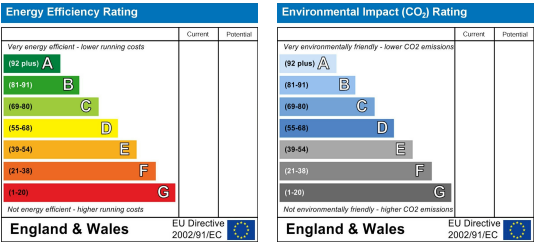
Area Map



Floor Plans



Energy Efficiency Graph



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