



## 62 Hawthorn Crescent

, Burton-On-Trent, DE15 9QP

Offers in the region of £170,000



Burton's only "Legally Trained" Estate Agency brings to the market, this well-maintained two-bedroom semi-detached home.

Set in a quiet and well-established residential area, this home offers comfortable living with the added benefits of off-road parking, a garage, and a spacious rear garden-ideal for first-time buyers, downsizers, or investors.

The property welcomes you into a bright and well-proportioned living space. A functional kitchen sits to the rear, with potential to modernise or extend (subject to planning) to take full advantage of the spacious garden plot.

Upstairs, the home provides two generous bedrooms and a family bathroom. Outside, the private driveway and attached garage offer excellent parking and storage solutions, while the enclosed rear garden provides a peaceful and secure space for outdoor activities, gardening, or entertaining.



LOUNGE 12'4" x 12'6" (3.76m x 3.83m)

HALL 4'11" x 5'4" (1.52m x 1.63m)

KITCHEN 7'6" x 6'10" (2.30m x 2.10m)

BEDROOM 1 11'1" x 9'2" (3.40m x 2.80m)

LANDING 10'7" x 3'0" (3.23m x 0.93m)

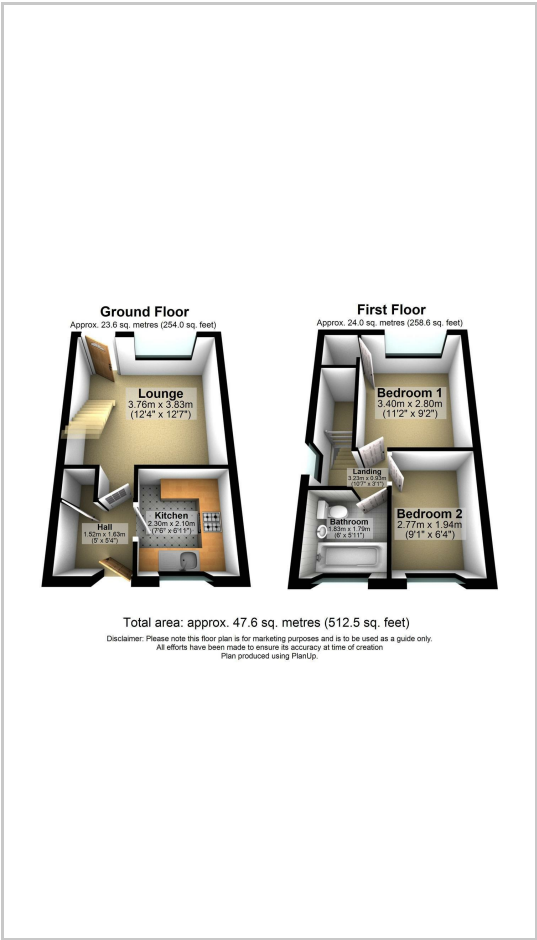
BEDROOM 2 11'1" x 9'2" (3.40m x 2.80m)

BATHROOM 6'0" x 5'10" (1.83m x 1.79m)

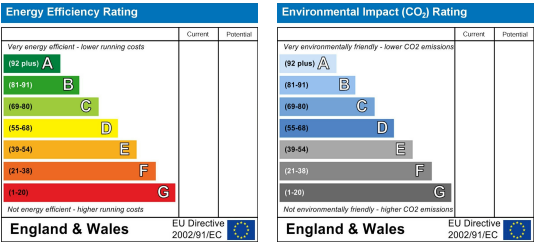
Area Map



Floor Plans



Energy Efficiency Graph



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