



Siddalls Street
Burton-On-Trent





Property Description

This three bedroom semi detached property is situated in the popular residential location of Winhill, Burton Upon Trent and offered with no upward chain. Finished to a high standard throughout, the property is light, elegant and spacious and benefits from high ceilings. The accommodation comprises of lounge, dining room and kitchen on the ground floor along with three bedrooms and the family bathroom to the first floor. The boiler has been replaced very recently with a Worcester boiler which comes with a five year warranty and the property is also insulated throughout. Outside to the front is an enclosed foregarden while to the rear is a substantial, large enclosed garden with decking and easy care artificial lawn which can be used all year round. Potential to extend due to the size of the rear garden subject to the relevant planning permissions

Entrance Hallway

Laminate flooring, under stairs storage cupboard and space and plumbing for washing machine and dryer.

Lounge

16' 11" x 11' 1" (5.16m x 3.38m)
Double glazed bay window to front elevation, laminate flooring and central heating radiator.

Dining Room

11' 3" x 10' 10" (3.43m x 3.30m)
Double glazed window to front elevation, central heating radiator and laminate flooring.

Kitchen

14' 7" x 7' min (L shaped Room) (4.45m x 2.13m min (L shaped Room))
A range of wall and base units with work surfaces over incorporating a sink with drainer unit, there area ample integrated appliances including electric oven, electric hob, microwave and dish washer along with floor to ceiling fridge and floor to ceiling freezer, tiling to splash prone areas.

Bedroom One

14' 3" x 11' 2" (4.34m x 3.40m)

Double glazed window to front elevation, central heating radiator and laminate flooring.

Bedroom Two

.12' 3" max x 11' 3" max (3.73m max x 3.43m max)
Double glazed window to front elevation, central heating radiator and laminate flooring.

Bedroom Three

11' 2" x 6' 11" (3.40m x 2.11m)
Double glazed window to front elevation, laminate flooring and central heating radiator.

Bathroom

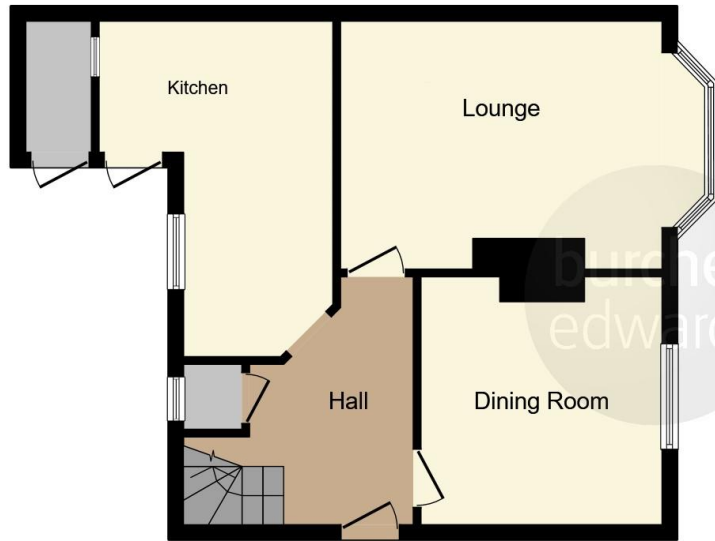
White suite comprising of bath with shower over, wash hand basin, W.C, heated towel rail, tiling to splash prone areas and cupboard over stairs housing central heating boiler.

Rear Garden

To the rear is a substantial, large enclosed garden with decking and easy care artificial lawn which can be used all year round. Potential to extend due to the size of the rear garden subject to the relevant planning permissions

Kitchen





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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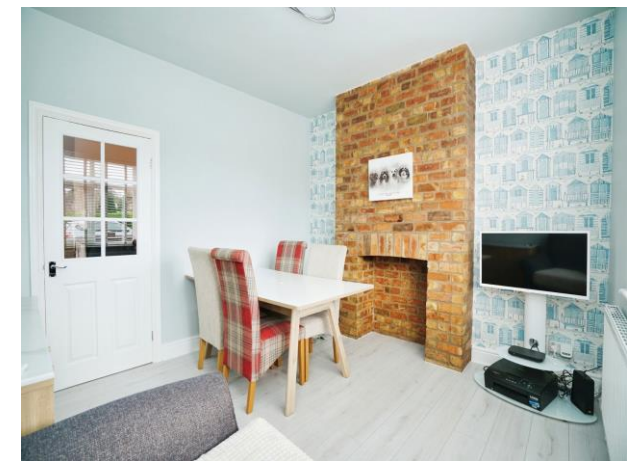
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EPC Rating: C

Tenure: Freehold

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