



Harper Avenue, Burton-On-Trent

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## Property Description

Burchell Edwards are delighted to bring to market this 3-bedroom semi-detached family home, on a popular road with good local schooling within easy reach.

This 1950's property welcomes you with off-road parking to the front, where gated side access also leads around to the rear garden. A patio area sits in front of a long rear plot, which boasts natural lawn and fruit trees, finishing with greenhouse and shed to the end.

Entry at the front door opens into hallway, with stairs up to the 1st floor and doorway off into lounge reception room. This leads through to an airy and light kitchen-diner, thanks to large French patio doors opening out to the rear. The fully-fitted kitchen has ample storage and modern units.

The 1st floor accommodation consists of 2 double bedrooms and further single, as well as family bathroom with full 3-piece suite. Finally, the landing space offers ladder access to the boarded and insulated loft space. Viewing advised.

## Entrance Hallway

Laminate flooring and central heating radiator.

## Lounge

11' 11" x 13' 10" ( 3.63m x 4.22m )

Double glazed window to front elevation, central heating radiator, laminate flooring, gas fire place and storage under stairs.

## Kitchen/ Diner

16' 11" x 9' 6" ( 5.16m x 2.90m )

Double glazed window and French patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, double gas cooker, extractor, vertical central heating radiator, space and plumbing for washing machine, vinyl flooring and tiling to splash prone areas.

## Landing

Double glazed window to side elevation, loft access and carpet.

## Bedroom One

12' 8" x 10' 2" ( 3.86m x 3.10m )

Double glazed window to rear elevation with blinds, carpet and central heating radiator.

## Bedroom Two

9' x 10' 1" ( 2.74m x 3.07m )

Double glazed window to front elevation with blinds, carpet and central heating radiator.

## Bedroom Three

9' 8" x 6' 6" ( 2.95m x 1.98m )

Double glazed window to rear elevation with blinds, carpet and central heating radiator.

## Bathroom

Double glazed window to side elevation, wash hand basin, W.C, electric shower over bath, vinyl flooring, extractor, full height tiles and central heating radiator.

## Loft Space

Insulated and boarded with ladder access.

## Front Garden

Two car block paved driveway providing off road parking.

## Rear Garden

Laid to lawn, patio area, outdoor sockets, outdoor tap, storage shed, greenhouse, gated side access and fencing to boundaries.

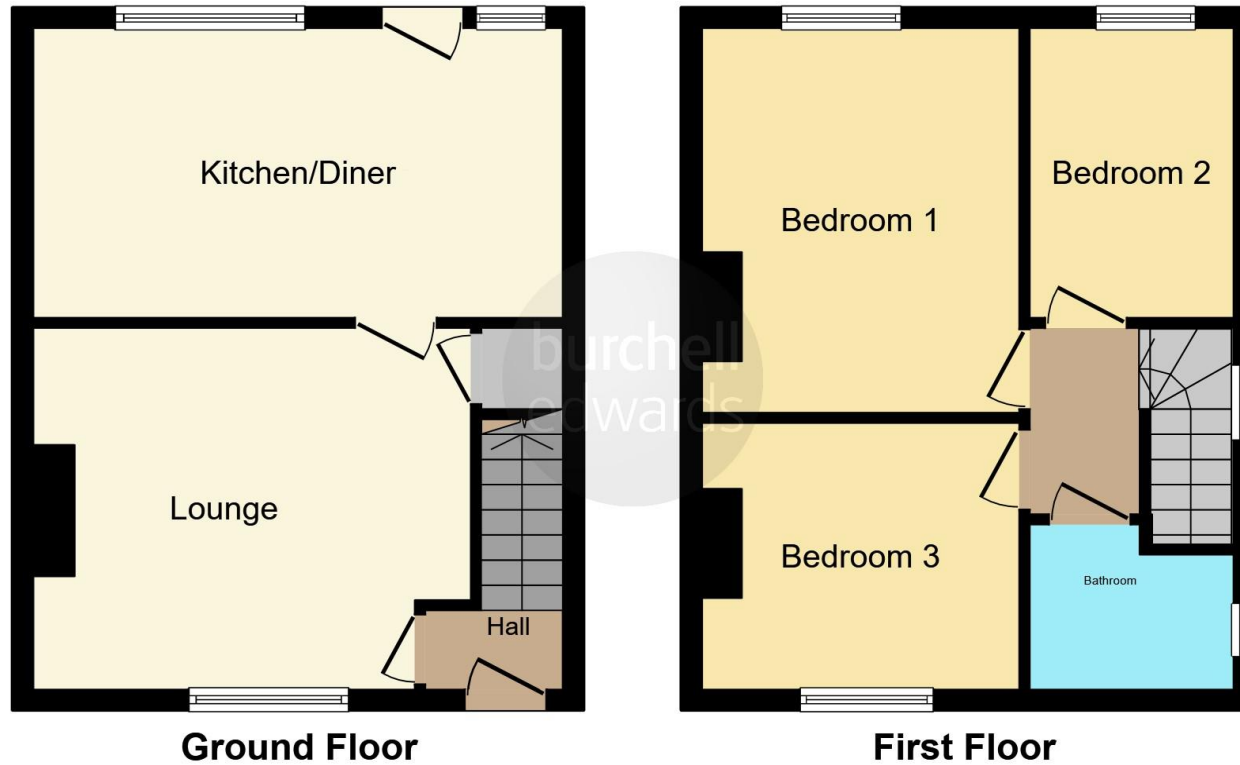












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**EPC Rating: D**

Tenure: Freehold

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