



Beresford Close, BURTON-ON-TRENT

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Property Description

Burchell Edwards are delighted to market this 2 Bedroom Semi-Detached family home. The property is situated on a lovely road in close vicinity to the local hospital. The property greets you with two off road parking spaces to the front of the house. The property itself is finished to a lovely standard and boasts: a wonderful living room to the front of the property, a spacious kitchen to the rear, a downstairs W/C, 2 double bedrooms and a family bathroom. Outside to the rear is an enclosed garden which contains a slabbed paving seating area and a spacious lawn area.

Entrance Hallway

Wooden flooring and central heating radiator.

Guest W.C

W.C, wash hand basin, tiled flooring and central heating radiator.

Lounge

14' 8" x 10' 10" (4.47m x 3.30m)

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

Kitchen

14' 4" max x 14' 5" max (4.37m max x 4.39m max)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, central heating radiator, storage cupboard, wooden flooring and central heating boiler.



Landing

Carpet, loft access. central heating radiator and storage cupboard.

Bedroom One

14' 11" max x 10' 11" max (4.55m max x 3.33m max)

Two double glazed windows to front elevation, double glazed window to side elevation, central heating radiator and carpet.

Bedroom Two

14' 5" x 10' 7" (4.39m x 3.23m)

Double glazed window to rear elevation, Juliet balcony, central heating radiator and carpet.

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, shower, central heating radiator, floor to ceiling tiles, tiled flooring and spotlights.

Rear Garden

Paved patio, laid to lawn, outside tap, gated access to frontage and fencing to boundaries.

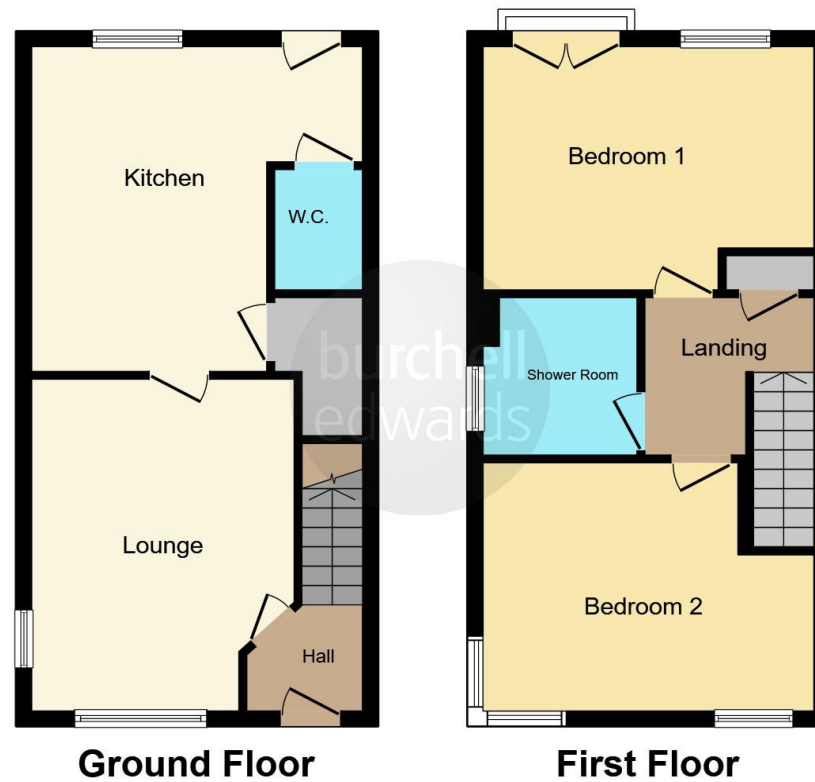
Parking

Two spaces available.









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

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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