



Harlaxton Street
Burton-On-Trent



Harlaxton Street Burton-On-Trent DE13 0QZ

for sale offers in excess of
£250,000



Property Description

A spacious three bedroom semi detached family home that offers a great standard of finish and is located in walking distance to Queens hospital in Burton-on-Trent! This fantastic family home offers a growing family the perfect opportunity to move to a desirable area of Burton and is available to view immediately! With two separate reception rooms, two car driveway, large rear garden and so much more! Book your viewing with Burchell Edwards today!

Entrance Hallway

Wooden tiled flooring and central heating radiator.

Guest W.C

Window to side elevation, W.C, wash hand basin, central heating radiator and tiled flooring.

Lounge

20' 6" x 11' 5" (6.25m x 3.48m)
Patio doors to rear elevation, central heating radiator and carpet.

Dining Room

11' 5" plus bay x 12' 4" (3.48m plus bay x 3.76m)
Window to front elevation, central heating radiator, gas fire and carpet.

Kitchen

17' 9" x 7' 2" (5.41m x 2.18m)
Windows to rear and side elevations, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, space and plumbing for washing machine, tiled flooring and central heating radiator.

Landing

Window to side elevation, loft access via hatch and carpet.

Bedroom One

12' 5" max x 11' 5" plus bay (3.78m max x 3.48m plus bay)

Window to front elevation, central heating radiator, carpet and storage cupboard.

Bedroom Two

11' 10" x 11' 4" (3.61m x 3.45m)

Window to rear elevation, central heating radiator and carpet.

Bedroom Three

7' 1" x 6' 6" (2.16m x 1.98m)

Window to front elevation, central heating radiator and carpet.

Bathroom

Window to rear elevation, W.C, wash hand basin, shower over bath, central heating radiator and wooden flooring.

Loft Space

Boarded and insulated.

Rear Garden

Enclosed rear garden with lawned area and patio area.









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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Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210318



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