



Goodman Street, Burton-On-Trent



Property Description

Burchell Edwards are delighted to market this 2 Bedroom Terraced family home. The property is situated on a lovely road in the Horninglow area. The property itself is finished to a lovely standard throughout and boasts: a wonderful living room to the front of the property, a spacious dining room, a functioning kitchen as well as a downstairs W/C, all located on the ground floor of the property. On the first floor you are greeted to a small landing that provides access to the loft as well as 2 good sized, double bedrooms, one of which contains a full en suite. Outside to the rear is an enclosed garden which contains a lovely brick paved seating area which offers a peaceful outdoor setting, as well as a lovely patch of lawn area. Viewing of this wonderful property is essential!!

Living Room

11' 10" x 11' 4" (3.61m x 3.45m)
Wooden flooring, window to front elevation, pendant light

Dining Room

11' 10" x 11' 4" (3.61m x 3.45m)
Wooden flooring, window to rear elevation, pendant light

Kitchen

9' 2" x 6' 10" (2.79m x 2.08m)
Window to rear elevation, cupboards over counters, pendant light, plumbing for washer, stainless steel sink and drainer, door to rear garden,

Downstairs W/C

Carpet flooring, low level flush W/C, window to rear elevation, pendant light

Landing

Carpet, pendant light

Bedroom One

11' 10" x 11' 6" (3.61m x 3.51m)

Window to rear elevation, carpet flooring, pendant light, storage cupboard, access to en suite

En Suite

Carpet flooring, shower over bath, pendant light, hand wash basin, window to rear elevation, storage cupboard,

Bedroom Two

11' 10" x 11' 6" (3.61m x 3.51m)

Window to front elevation, carpet flooring, pendant light

Rear Garden

Brick paved seating area, artificial turf area, shared access through garden to an alleyway leading to the front









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: E Council Tax
 Band: A

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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