



Balfour Street ,Burton-On-Trent

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Property Description

Burchell Edwards are delighted to bring to market this 3-bedroom traditional terrace house, in the popular area of Horninglow, Burton-Upon-Trent.

Entry from the street leads into a large front reception room, currently in use as a downstairs bedroom. Leading through to the dining room, this overlooks the rear and has stairs up the 1st floor. Through to the extension, a galley kitchen and family bathroom are at the rear of the property.

A side door leads out to the rear garden, which is accessible from the flying freehold running directly down the side of the property. This means there is access to the garden from the street without going through the home. The rear garden offers hardstanding patio area, and a lengthy lawned area which is sectioned off separately.

The 1st floor accommodation comprises of 2 good size double bedrooms and a further single. Viewing by appointment only and strongly advised.

Entrance Hallway

Door to side access and tiled flooring.

Lounge

11' 11" x 11' 11" (3.63m x 3.63m)

Double glazed window to front elevation, door to front elevation, central heating radiator, carpet, lined chimney and decorative fire place.

Dining Room

11' x 11' 7" at max. (3.35m x 3.53m at max.)

Double glazed window to rear elevation, stairs to first floor accommodation, central heating radiator and concrete flooring.

Kitchen

10' 8" x 6' 5" (3.25m x 1.96m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker, space and plumbing for washing machine, tiling to splash prone areas, extractor and tiled flooring.

Landing

Loft access and carpet.

Bedroom One

8' 5" x 10' 11" (2.57m x 3.33m)

Double glazed window to rear elevation, carpet, central heating radiator and built in storage over stairs.

Bedroom Two

11' 11" x 8' 9" (3.63m x 2.67m)

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

Bedroom Three

11' 6" x 6' 3" (3.51m x 1.91m)

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

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, mains shower over bath, central heating radiator, tiling to splash prone areas and tiled flooring.

Loft Space

Insulated.

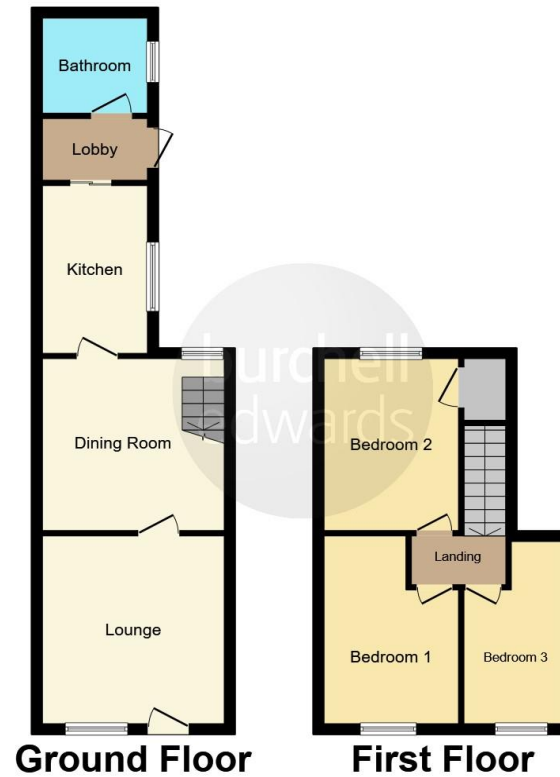
Rear Garden

Patio area, laid lawn, fencing to boundaries, gated access and outside tap and sockets. Alleyway through to rear garden.









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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EPC Rating: D

Tenure: Freehold

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