

Horninglow Street, DE14 1DJ  
Asking Price £135,000





A beautifully presented two-bedroom duplex apartment set within an elegant Grade II listed building, perfectly positioned within walking distance of Burton town centre. The property offers convenient access to a range of local amenities, shops, and transport links, including Burton train station, and provides excellent road connections to Derby, Nottingham, Leicester, Stoke-on-Trent, and Birmingham.

Blending period character with modern comfort, this impressive home features high ceilings, sash windows, and a spacious layout arranged over two floors. The accommodation includes an entrance hallway, fitted kitchen, generous living room, two double bedrooms, a well-appointed bathroom, and the benefit of secure parking.

## Accommodation

### Lower Floor

A welcoming entrance hallway provides access to the main living areas and features stairs rising to the first floor.

The fitted kitchen offers a range of wall and base units with complementary work surfaces, integrated appliances including a fridge, freezer, washing machine, electric oven, induction hob, and extractor fan, together with tiled splash backs and a sash window to the front.

The spacious living room enjoys an abundance of natural light through large sash windows with secondary glazing. High ceilings enhance the sense of space, while an under-stairs storage cupboard adds practicality.

### First Floor

The landing gives access to two well-proportioned double bedrooms, each with secondary-glazed sash windows and electric panel heating. The principal bedroom also includes built-in wardrobes.

A modern bathroom completes the first floor, fitted with a bath and shower over, wash-hand basin, and low-level WC, with tiled walls and extractor fan.

### Outside

The property benefits from secure parking and

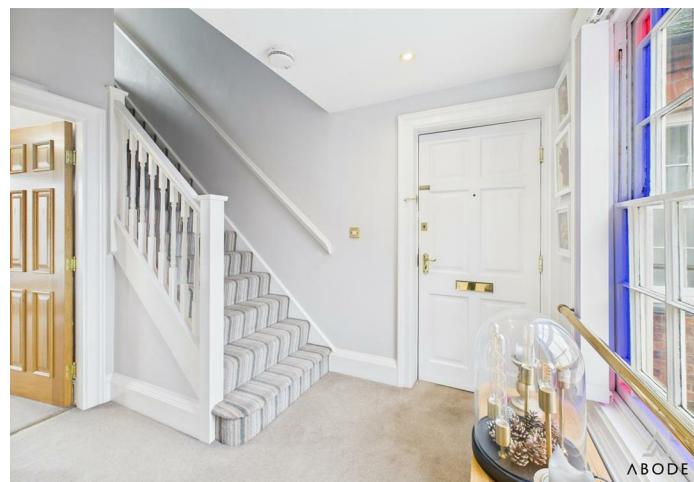


enjoys a prime position within this attractive period building.

### Location

Situated just a short walk from Burton town centre, residents can enjoy an excellent selection of shops, cafés, and leisure facilities, along with good access to nearby parks and the River Trent. The area is well served by public transport and major road networks, making it ideal for







commuters travelling to Derby, Nottingham, Leicester, Stoke-on-Trent, and Birmingham. Burton train station is also conveniently close by.











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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

60.9 m<sup>2</sup>

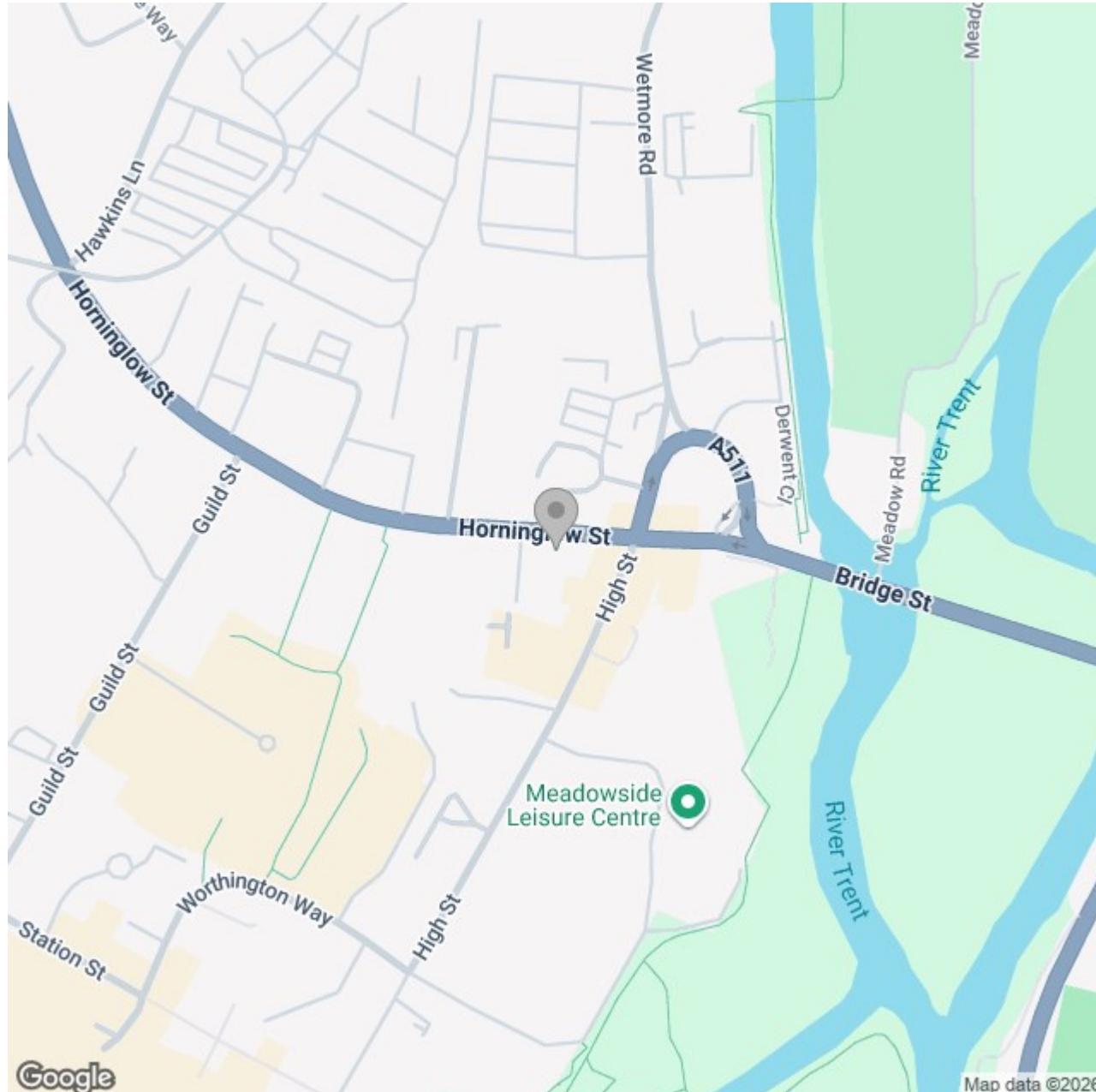
655 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC