



00 Lichfield Road, Burton-On-Trent, DE13 8ED

Offers in excess of £220,000

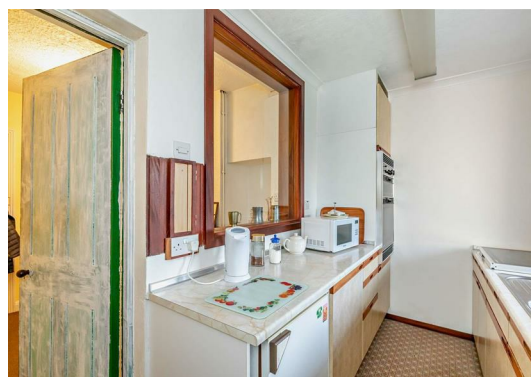
**** EXTENDED SEMI DETACHED HOME ****

Located in Barton Under Needwood which is an area south of Burton On Trent lies this spacious and extended semi detached home. The town near by has plenty of local amenities including supermarket, shops, eateries a hospital and schools and is well served with the railway station that provides access to Derby and further south towards Birmingham.

This home which will require modernisation briefly consists: Entrance porch, hall, lounge with bow fronted window and central fireplace an area for utility and door to the kitchen with further utility store. A downstairs bathroom completes the ground floor living space. Stairs then lead to the first floor landing with four generous sized bedrooms.

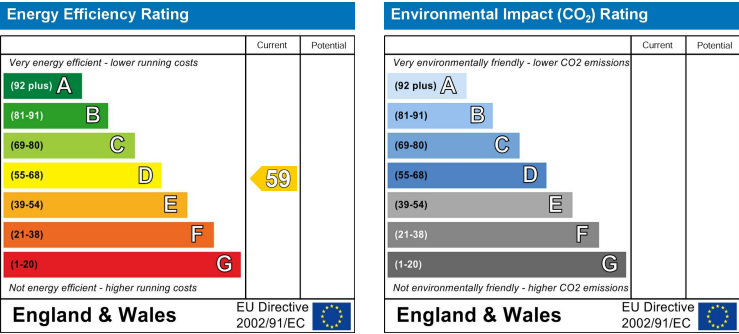
A 20ft garage to the side with double doors lead to the rear garden which is enclosed and will require landscaping.

To the front is an area for off road parking that leads to the garage.



Disclaimer

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk