



Harrow Drive
Burton-On-Trent

burchell
edwards

Harrow Drive Burton-On-Trent DE14 3AY

for sale
£170,000



Property Description

Burchell Edwards are delighted to bring to market this well-finished and sizeable 3 bedroom Semi-Detached family home, situated on a lovely private road in close proximity to Burton town centre. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction.

The property welcomes you with a well maintained front garden containing a lovely lawn patch and a concrete driveway providing off road parking. Internally, the property has been finished to a clean and tidy standard throughout and offers a ground floor consisting of: a spacious lounge, a separate dining room along with a galley style kitchen with plenty of storage space. On the first floor of the property you will find the landing that provides access to the property's three bedrooms; a great sized master bedroom, another double bedroom along with a large single bedroom. To finalise the upstairs, you will also find the property's main shower room which has been finished to a nice standard. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. Offering a large patio slabbed area with great potential, the garden presents a perfect relaxation area while also containing a detached garage for further, more secure parking or storage. Viewing of this property is essential!

Living Room

Carpet flooring, window to front elevation, pendant light, central heating radiator.

Dining Room

Carpet flooring, window to rear elevation, pendant light, central heating radiator.

Kitchen

Tiled flooring, pendant light, window to rear elevation x2, door leading to rear garden, plumbing for washer, stainless steel sink & drainer, pantry cupboard, central heating radiator, cupboards over counters, boiler

location.

Bedroom One

Carpet flooring, window to front elevation, pendant light, central heating radiator.

Bedroom Two

Carpet flooring, window to rear elevation, pendant light, central heating radiator.

Bedroom Three

Carpet flooring, window to front elevation, pendant light, central heating radiator.

Shower Room

Tiled flooring, pendant light, central heating radiator, window to rear elevation, low level flush W/C, hand wash basin, shower cubicle.

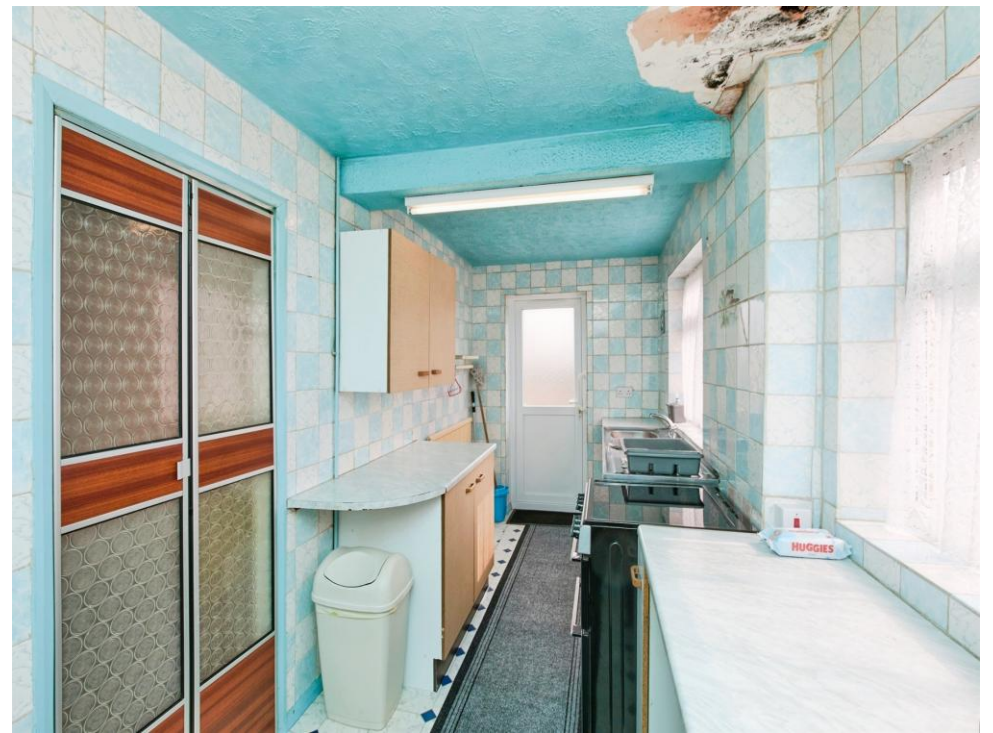
Front Garden

Concrete driveway providing off road parking for multiple vehicles, low maintenance lawn patch.

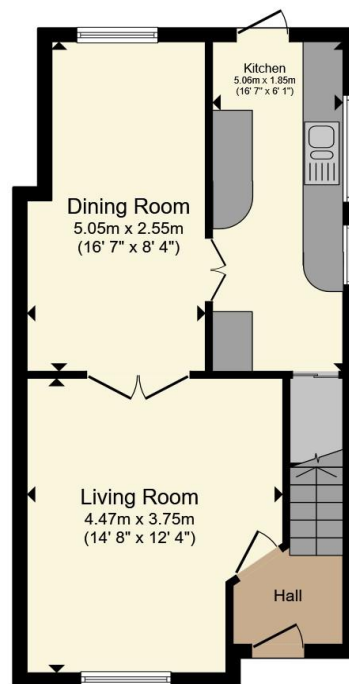
Rear Garden

Enclosed, private rear garden, concrete area leading from driveway to a detached garage, patio slabbed area.

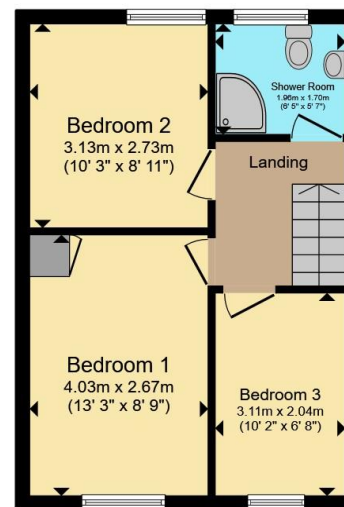








Ground Floor



First Floor

Total floor area 78.5 m² (844 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211542



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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