

1 Harbin Road, Walton-on-Trent, DE12 8NG

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Harbin Road is a well presented 2 bedroom semi-detached house in the village of Walton-on-Trent. Offered for sale with no upward chain, this property has a great sized kitchen and a driveway with space for multiple vehicles.

On the groundfloor, there is a dual aspect reception room, with patio doors to the rear elecvation and a fireplace. This room has an open door frame leading through to the kitchen. The kitchen has a range of integrated appliances. The kitchen has a window overlooking the low maintenance rear garden and a side window and a door leading to the driveway.

On the first floor, there are two bedrooms and a family bathroom. The larger of the two bedrooms, is to the front of the property and has two windows. The family bathroom has a WC, wash hand basin and a P-shaped bath with overhead shower.

Externally, the property offers a range of space to three sides of the semi-detached home. Towards the front of the property, there is a lawned area, and the property is raised above the street level. The driveway reaches from the front to the side of the property with side access to the kitchen and access to the rear garden. The rear garden is low maintenance, and can be accessed from the living dining room.

Walton-on-Trent is a brilliant location and offers a strong sense of community and rural charm. Walton-on-Trent offers a range of local amenities and has easy access to Walton-on-Trent Church of England Primary School being less than half a mile away and John Taylor Secondary School less than two and a half miles away. There is a traditional pub and easy access to local walks down the River Trent. Walton-on-Trent is well located for road links, including the A38, M42,M6, and the A50. The local town of Burton-on-Trent has a range of public transport connections as well as the international airports of Birmingham and East Midlands also only being a short drive away.



- **2 Bedroom semi-detached home**
- **Driveway**
- **Private rear garden**
- **Popular Walton-on-Trent Location**
- **Dual aspect living space**
- **Peaceful location**







Hallway
The property enters into a hallway with the stairs leading to the first floor, a useful under stairs storage area and access to the ground floor accommodation.

Living Diner (6.17x3.14)
The living dining room is dual aspect with patio doors leading to the rear garden and there is a fire-place.

Kitchen (4.35x2.36)
The kitchen has a window overlooking the rear garden and has external access to the side drive-way. There is a range of units with built in appli-ances

Landing
Having a window to the side elevation and doors leading to the bedrooms and the bathroom as well as a built in storage cupboard.

Master Bedroom (4.72x3.05)
The master bedroom has two windows overlooking the front of the property.

Bedroom 2 (3.58x3.03)
The second bedroom has a window to the rear elevation.

Bathroom (2.01x1.69)
The bathroom has a P shaped bath with shower over, wash hand basin and a WC.







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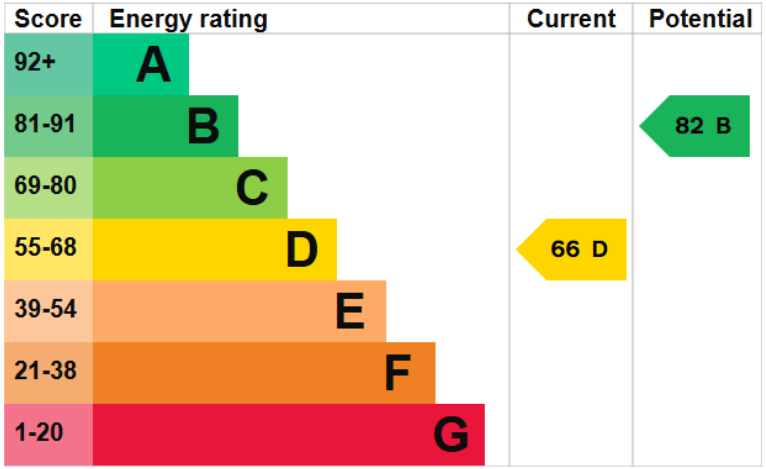
Outside

Harbin Road has a driveway with space for multiple vehicles and and has a lawned area to both the front and the rear elevations.

Location

Walton-on-Trent offers a strong sense of community with local businesses, a traditional pub and great road connections. There is a local Church or England Primary School within the village and John Taylor Secondary School is a short drive away in nearby Barton-under-Needwood.





General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.