



North Street  
BURTON-ON-TRENT

burchell  
edwards

# North Street BURTON-ON-TRENT DE15 0BP

for sale offers over  
**£170,000**



## Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 3 bedroom Terraced family home, situated in the popular Winshill area. 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 low maintenance front garden that provides off-road parking along with an enhanced element of privacy as it pushes the property away from the footpath and road. Internally, the property has been finished to a modernised standard throughout and offers a ground floor consisting of a spacious lounge/diner to the rear of the property, a wonderful kitchen located at the front along with a downstairs W/C for ultimate ease. On the first floor of the property you will be greeted to a landing area that provides access to: the property's loft, which is partially boarded providing extensive storage, 2 great sized double bedrooms, both of which contain built in wardrobes, along with the property's family bathroom which has been finished to a modernised standard. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area and a generous sized lawn patch, the garden presents a perfect relaxation area with a level of privacy. Viewing of this amazing property is essential!

## Entrance Hall

Wooden flooring, central heating radiator, pendant light x2, storage cupboard.

## Downstairs W/C

Storage cupboard, window to front elevation, low level flush W/C, hand wash basin, pendant light, central heating radiator.

## Lounge/Dining Room

Wooden flooring, window to rear elevation, pendant light x2, central heating radiator x2, doors leading to rear garden.

## Kitchen

Wooden flooring, window to front elevation, cupboards over counters, pendant light, steel sink & drainer, plumbing for washer.

## Landing

Carpet, storage cupboard (boiler location), pendant light, loft access.

## Bedroom One

Carpet, pendant light, central heating radiator, window to rear elevation, built in wardrobes.

## Bedroom Two

Carpet, pendant light, central heating radiator, window to front elevation, built in wardrobes.

## Bedroom Three

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

## Family Bathroom

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

## Front Garden

Laid to lawn area, off road parking, brick built storage.

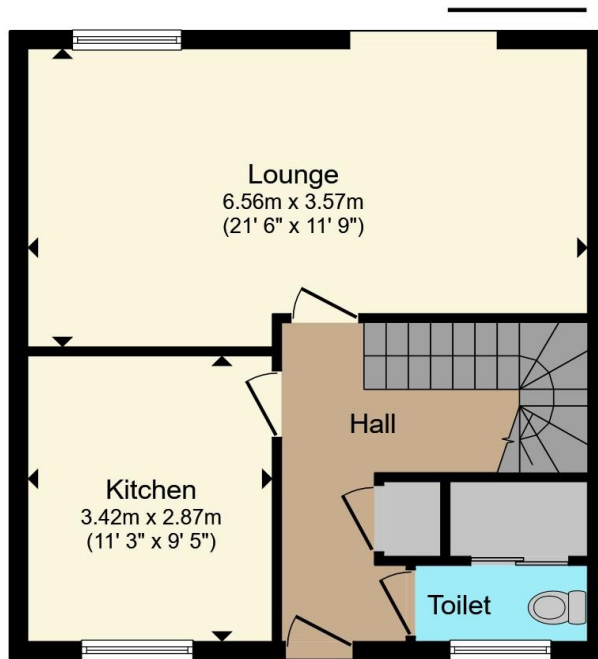
## Rear Garden

Enclosed rear garden, high level of privacy, gate leading out to the rear, storage shed, mainly laid to lawn, patio seating area.

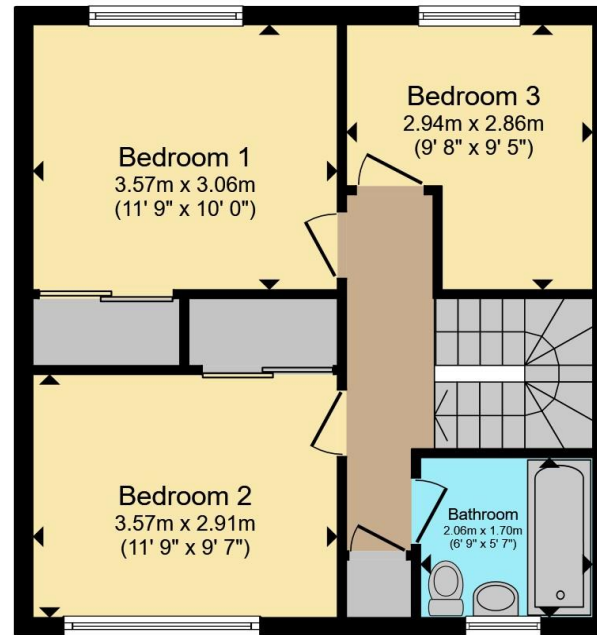








**Ground Floor**



**First Floor**

Total floor area 93.0 m<sup>2</sup> (1,001 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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Britannia House Station Street  
 BURTON-ON-TRENT DE14 1AN

EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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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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