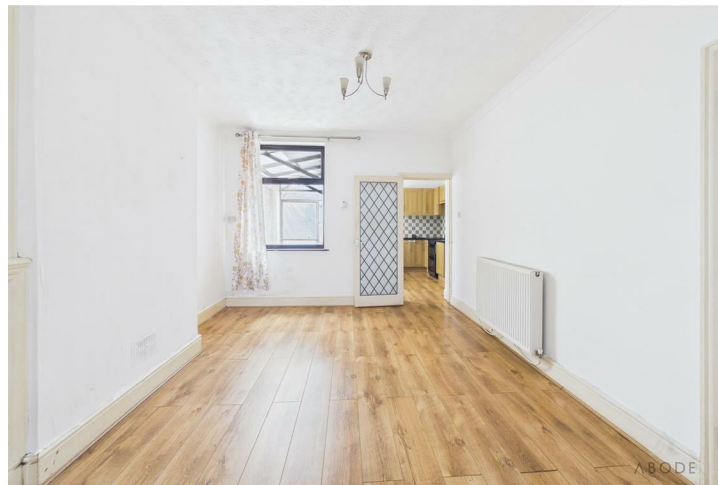






Situated on the ever-popular Horninglow Road North, this traditional two-bedroom mid-terraced home offers spacious accommodation throughout and presents an excellent opportunity for first time buyers, investors or those looking to personalise a property to their own tastes. Conveniently positioned within easy reach of Burton town centre, local amenities, schools and transport links, the property combines generous living space with a sizeable rear garden.



Accommodation

The accommodation begins with an entrance hallway providing access to the principal ground floor rooms and stairs rising to the first floor. Positioned to the front is the living room, enjoying a bay window and fireplace, whilst a separate dining room to the rear offers an excellent space for everyday dining and entertaining. The fitted kitchen is appointed with a range of wall and base units providing ample worktop and storage space, with a useful lean-to accessed beyond offering additional practicality and access to the rear garden.

To the first floor, the landing leads to two well-proportioned double bedrooms together with a spacious family bathroom, fitted with a corner bath, separate shower enclosure, wash hand basin and WC.

Externally, the property enjoys an enclosed rear garden featuring a combination of artificial lawn, gravelled and lawned areas, offering plenty of outdoor space with scope to landscape further if desired. To the front, the property is set back behind a low-level brick wall with gated access.

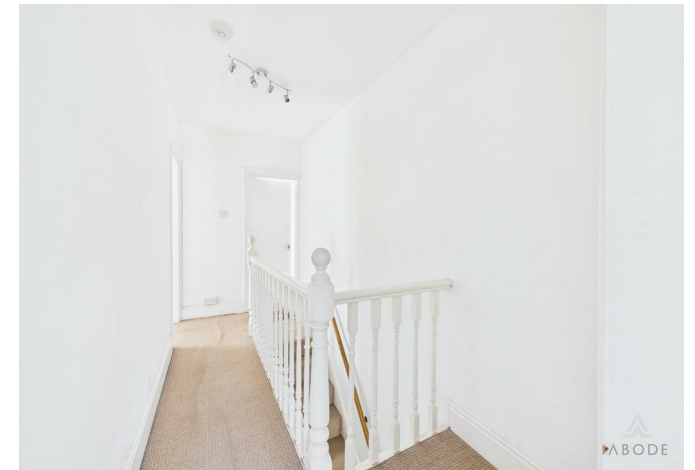
Conveniently located close to a range of shops, supermarkets, schools and everyday amenities, Horninglow Road North also provides excellent access into Burton upon Trent town centre, the A38 and surrounding road networks, making it an ideal location for commuters and families alike.



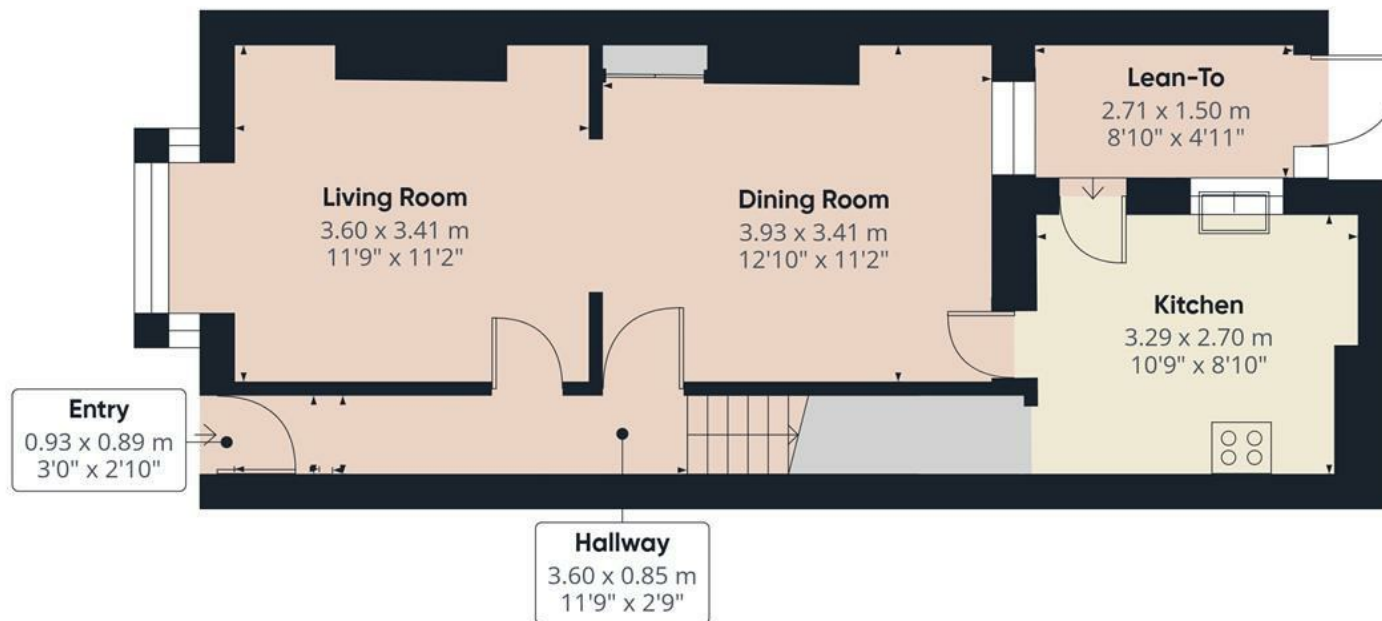




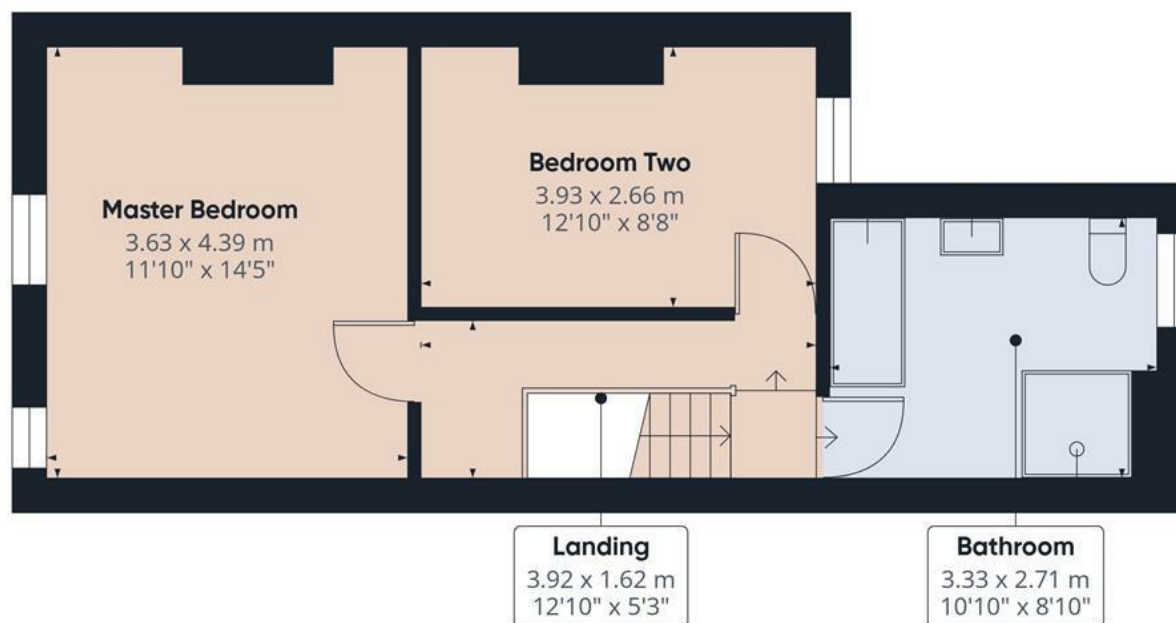








Floor 0



Floor 1

Approximate total area⁽¹⁾

84.6 m²

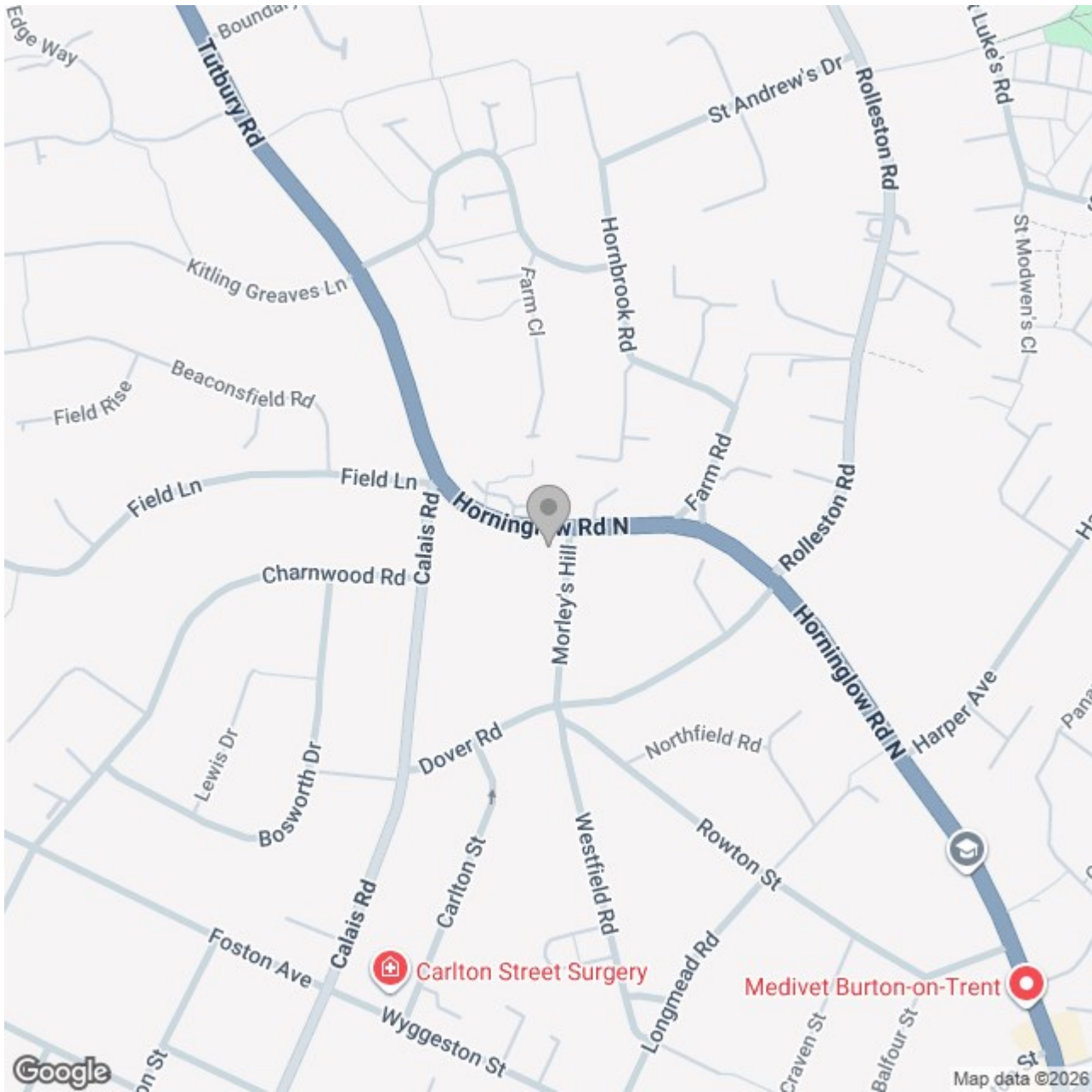
912 ft²

(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	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	