



Harlaxton Street, Burton-On-Trent

burchell
edwards

Harlaxton Street, Burton-On-Trent, DE13 0QZ

for sale
£270,000



Property Description

A spacious four bedroom semi detached family home that offers a great standard of finish and is located in walking distance to Queens hospital in Burton-on-Trent! This fantastic family home offers a growing family the perfect opportunity to move to a desirable area of Burton and is available to view immediately! With three reception rooms, downstairs W.C., driveway, large rear garden and so much more! Book your viewing with Burchell Edwards today!

Entrance Porch

Double glazed door to front elevation, tiled flooring, wall lights and door into:

Entrance Hallway

Central heating radiator, laminate flooring and under stairs storage cupboard.

Lounge/ Diner

Lounge Area

11' 11" x 10' 11" (3.63m x 3.33m)

Double glazed bay window to front elevation, two central heating radiator, laminate flooring and double glazed door.

Dining Area

12' 10" x 10' 2" (3.91m x 3.10m)

Double glazed window to rear elevation, central heating radiator.

W.C

Window to side elevation, W.C, wash hand basin.

Kitchen

12' 11" x 8' 7" (3.94m x 2.62m)

Irregular shaped room. double glazed door to rear elevation, window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, washing machine, tiling to splash prone areas, extractor, central heating radiator, laminate flooring, central heating boiler housed.

Conservatory

7' 6" x 7' 5" (2.29m x 2.26m)

Sliding patio doors to rear elevation and laminate flooring.

Landing

Double glazed frosted window to side elevation, carpet and stairs to second floor accommodation.

Bedroom One

12' 11" x 10' 3" (3.94m x 3.12m)

Double glazed window to rear elevation, central heating radiator, carpet and fitted wardrobe.

Bedroom Two

10' 4" x 8' 2" (3.15m x 2.49m)

Double glazed bay window to front elevation, central heating radiator, under stairs snug area, storage cupboard and stairs leading to second floor snug area.

Bedroom Three

6' 8" x 5' 10" (2.03m x 1.78m)

Irregular shaped room. Double glazed window to front elevation, central heating radiator, carpet.

Bathroom

Double glazed frosted window to rear elevation, W.C, wash hand basin, bath with shower over, central heating radiator, extractor, tiling to walls, vinyl flooring, spotlights.

Bedroom Four

17' 5" x 7' 7" (5.31m x 2.31m)

Irregular shaped room. Double glazed window to rear elevation, carpet, spotlights.

Front Garden

Concrete driveway providing off road parking and side access to rear garden.

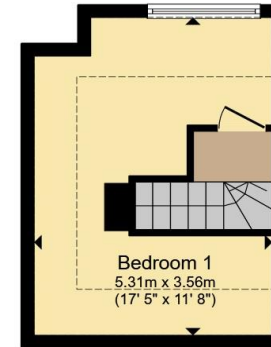
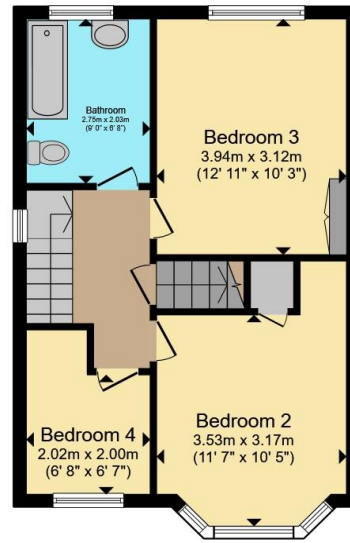
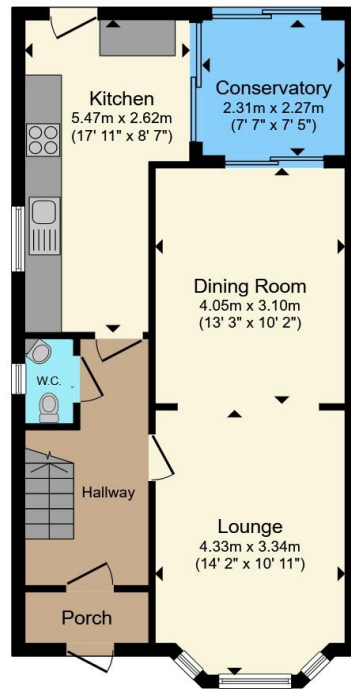
Rear Garden

Patio area, laid to lawn, storage shed and gated side access to frontage.









Ground Floor

First Floor

Second Floor

Total floor area 118.4 m² (1,274 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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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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