



Derby Street
Burton-On-Trent





Property Description

Burchell Edwards are delighted to market this 3 Bedroom Semi-Detached family home. The property is situated on a lovely road in close vicinity to Burton's town centre making it the perfect area for those looking to be close to all local amenities. The property itself is finished to a lovely standard throughout and boasts: a wonderful living room to the front of the property, a spacious dining room, which provides access to the property's handy cellar space, a functioning kitchen as well as the property's main shower room all located on the ground floor of the property. On the first floor you are greeted to a generous landing that provides access to the loft as well as the 3 bedrooms found in the property. Of these 3 bedrooms, you will find 2 good sized, double bedrooms as well as a large single bedroom that is still capable of fitting a double bed. Outside to the rear is a large, enclosed garden which has the potential to be renovated in numerous ways, whether that be a peaceful relaxation area or more of a physical storage space. Viewing of this wonderful property is essential!

Entrance Hallway

Central heating radiator and wooden flooring.

Lounge

11' 11" plus bay x 11' 6" (3.63m plus bay x 3.51m)
Window to front elevation, central heating radiator and carpet.

Dining Room

12' 11" x 12' 4" (3.94m x 3.76m)
Window to rear elevation, central heating radiator, carpet, storage cupboard and cellar access.

Kitchen

9' 11" x 7' 11" (3.02m x 2.41m)
Window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances, plumbing for washing machine, wooden flooring and central heating boiler housed.

Landing

Carpet, loft access and storage cupboard.

Bedroom One

.17' 5" max x 11' 11" (5.31m max x 3.63m)
Window to front elevation, central heating radiator and carpet.

Bedroom Two

13' 1" x 11' 2" max (3.99m x 3.40m max)
Window to rear elevation, central heating radiator and carpet.

Bedroom Three

10' 3" x 7' 10" (3.12m x 2.39m)
Window to rear elevation, central heating radiator and carpet.

Bathroom

Window to rear elevation, W.C, wash hand basin, walk in shower, central heating radiator and vinyl flooring.

Rear Garden

Laid to lawn and courtyard area.









Total floor area 107.7 m² (1,159 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: A

Tenure: Freehold

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