





**** NO CHAIN ** GARAGE ** TWO OFF
ROAD PARKING SPACES ****

This modern three-bedroom semi-detached house is ideally located in a central spot, providing convenient access to a wide range of amenities in Burton. Nestled in a quiet cul-de-sac, this property offers an affordable opportunity for first-time buyers, families, or investors alike. Inside, you'll find well-appointed accommodation featuring gas central heating, with a welcoming hall, lounge, dining room, kitchen, three bedrooms, and a bathroom that includes a white and chrome suite, shower, and stylish glass basin. The front of the property includes parking space for two cars and access to the garage, while a generously sized garden awaits at the rear.

Viewing is highly recommended.



Hall

With a UPVC double glazed front entry door leading to, central heating radiator, smoke alarm, electrical distribution board and staircase rising to the first floor landing, internal opening leading to:

Lounge

With a double glazed box bay window to the front elevation, two central heating radiators, useful under stairs storage cupboard, focal point electric fireplace, central heating radiator, TV aerial point, thermostat, internal door leading to:

Kitchen

With a double glazed window to the rear elevation, featuring a range of matching base and eye level storage with cupboards and drawers with roll top preparation work surfaces, stainless steel sink and drainer, four ring gas hob with oven and grill, stainless steel extractor hood, plumbing and freestanding space for under counter white goods, Worcester Bosch central heating gas boiler and opening leading to:

Dining Room

With a double glazed sliding patio door leading into the garden and central heating radiator.

Landing

With a double glazed window to the side elevation, access into loft space via loft hatch, smoke alarm, airing cupboard housing the hot water tank with eye level shelving, internal doors lead to:

Bedroom One

With a double glazed window to the front elevation and central heating radiator.



Bedroom Two

With a double glazed window to the rear elevation and central heating radiator.

Bedroom Three

With a double glazed window to the rear elevation and central heating radiator.

Bathroom

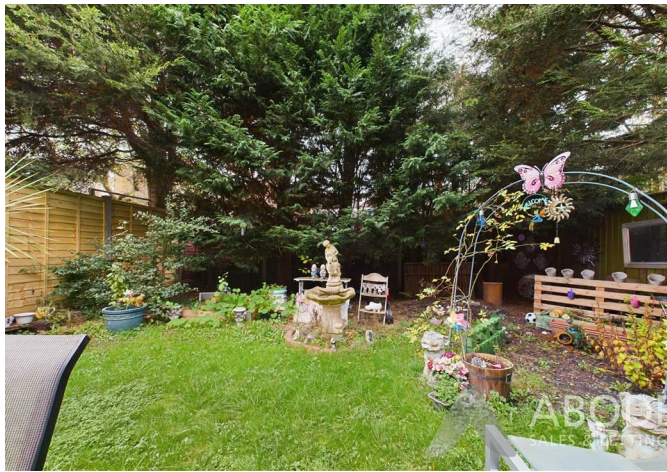
With a three-piece family bathroom suite comprising of low-level WC, bath unit with shower over, glass screen and complementary tiling to wall coverings, wash hand basin with mixer tap, extractor fan and central heating radiator.

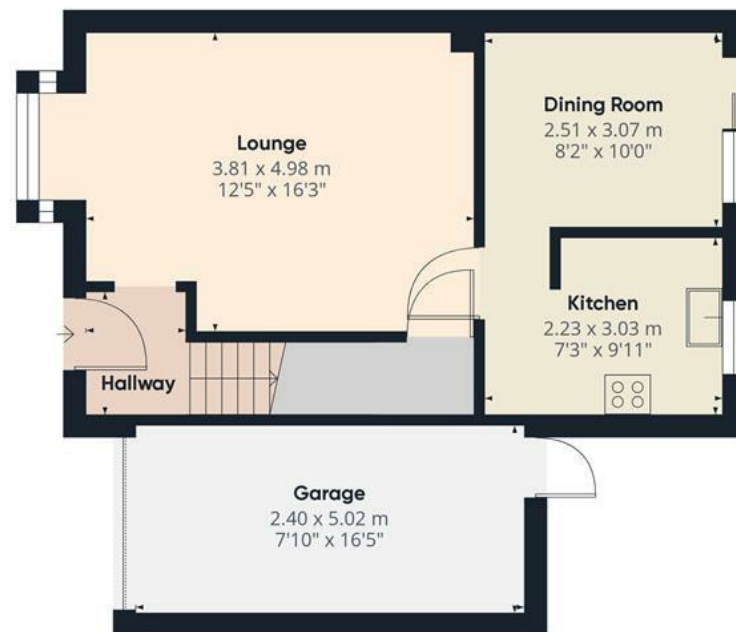




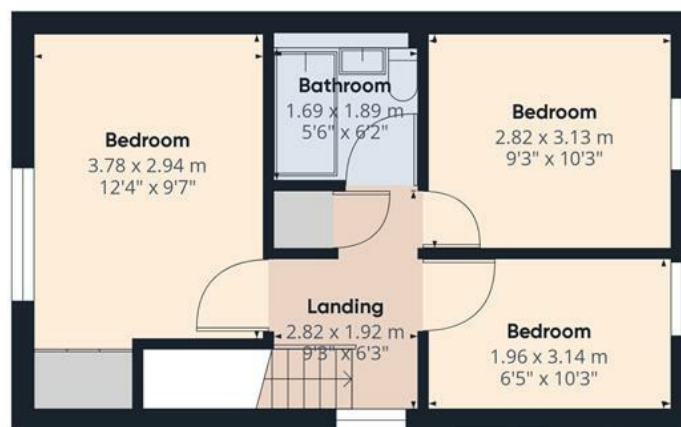


ABODE
SALES & LETTINGS





Floor 0



Floor 1



Approximate total area⁽¹⁾

85.69 m²

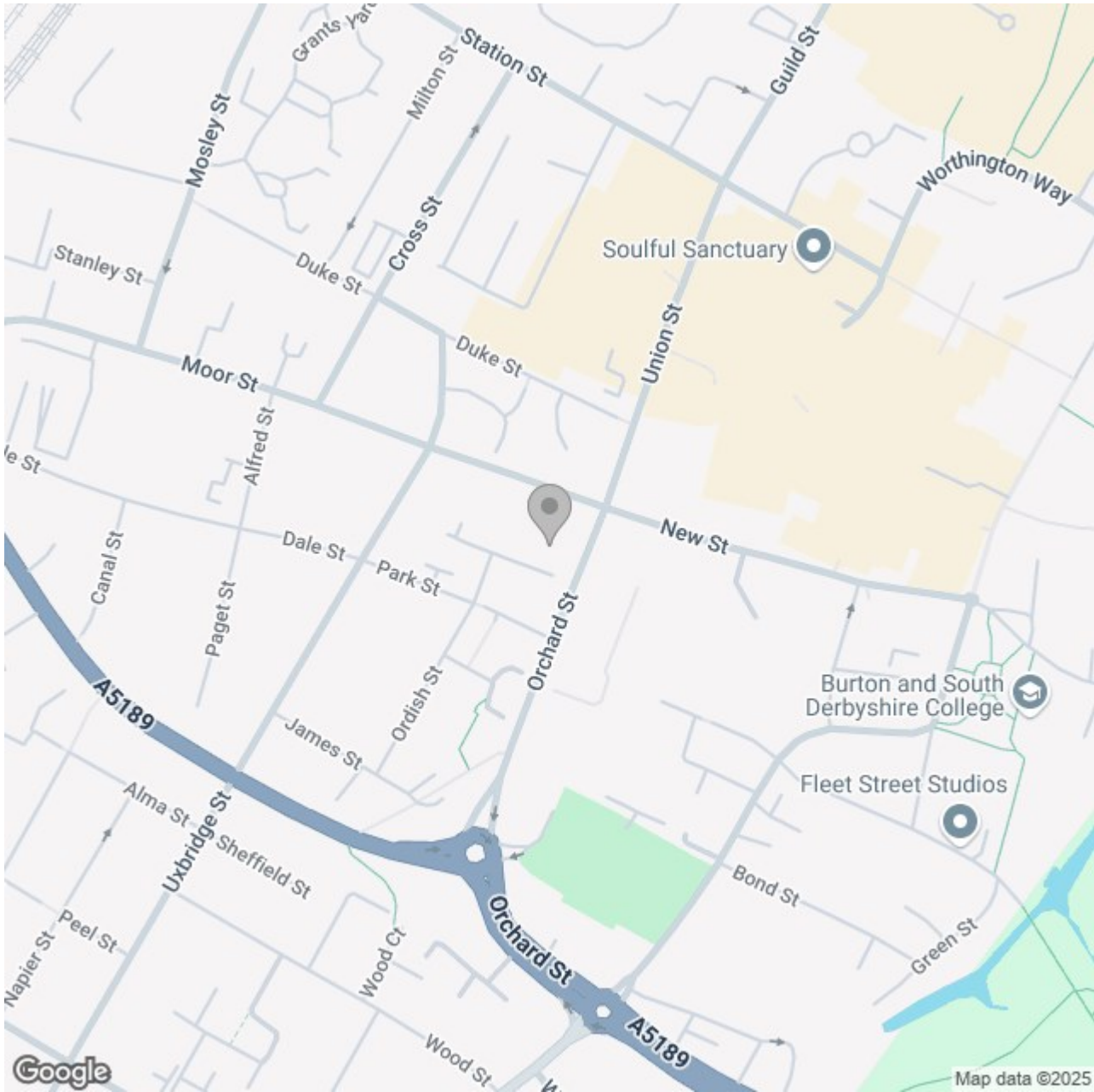
922.36 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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