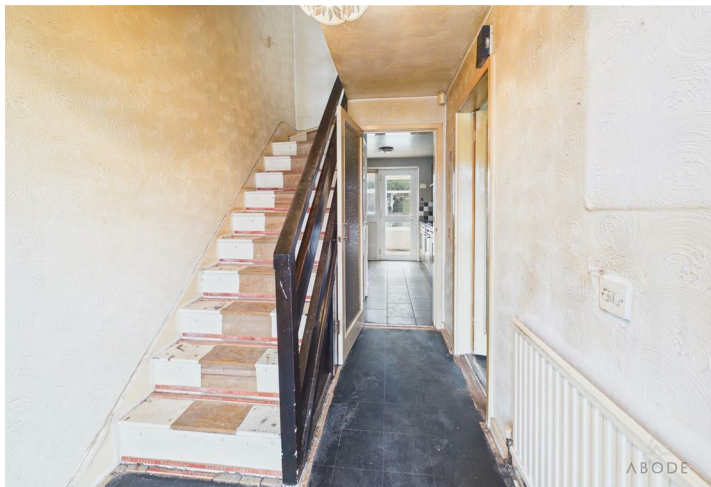






Situated on Jordan Avenue in Stretton, this three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to modernise and create a home to their own taste. Offering a well-proportioned layout throughout, the property benefits from off-street parking, a garage, and a good-sized rear garden, making it an ideal purchase for those seeking potential as well as practicality.



Accommodation

Ground Floor

The accommodation begins with an entrance hallway, providing access to the principal living spaces and stairs rising to the first floor. To the front of the property is the main living room, featuring a bay window and fireplace, with an open archway leading through to a separate dining room positioned towards the rear. The dining room benefits from sliding doors opening into the sunroom, creating a natural flow through the ground floor and offering views over the garden.

The kitchen is located to the rear of the property and is fitted with a range of wall and base units, work preparation surfaces, and space for appliances, with a door leading through to the sunroom. The sunroom itself provides an additional versatile space with access out to the rear garden.

First Floor

To the first floor, the landing leads to three well-proportioned bedrooms and the bathroom. The master bedroom is a generous double room, while the second bedroom is also a comfortable double. The third bedroom is a good-sized single, suitable for a child's room, office, or dressing space.

The bathroom is fitted with a three-piece suite including a bath, wash hand basin, and WC.

Outside

To the front, the property benefits from a driveway providing off-street parking, along with access to a



garage. There is also a lawned front garden.

To the rear, the property enjoys a private garden mainly laid to lawn, with a pathway leading from the property and a range of mature trees and shrubs providing a good degree of privacy.

Location

Jordan Avenue is positioned within Stretton, a well-regarded residential area offering a range of local





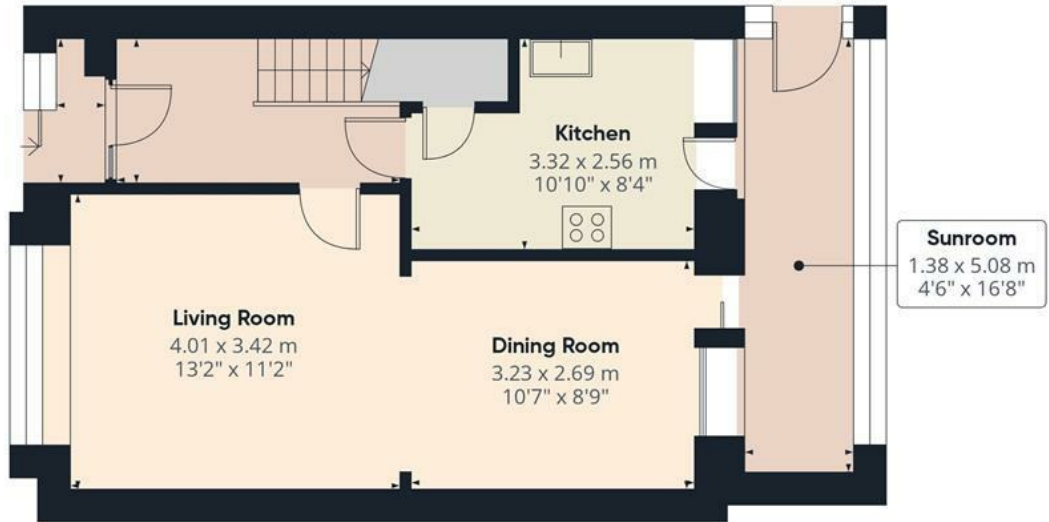
amenities including shops, schools, and transport links. The area provides convenient access to Burton-on-Trent town centre, as well as the A38 for commuting further afield.



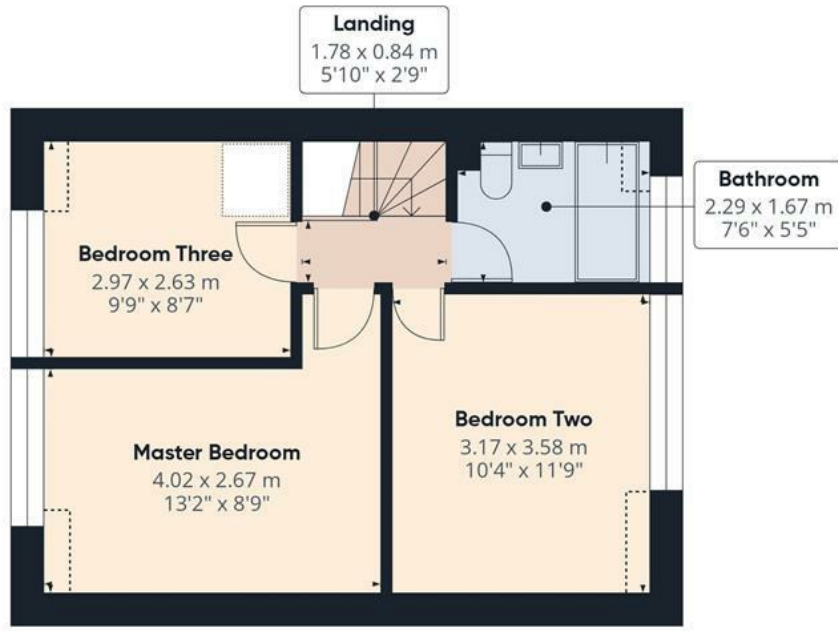








Floor 0



Floor 1



Approximate total area⁽¹⁾

81 m²

874 ft²

Reduced headroom

1 m²

11 ft²

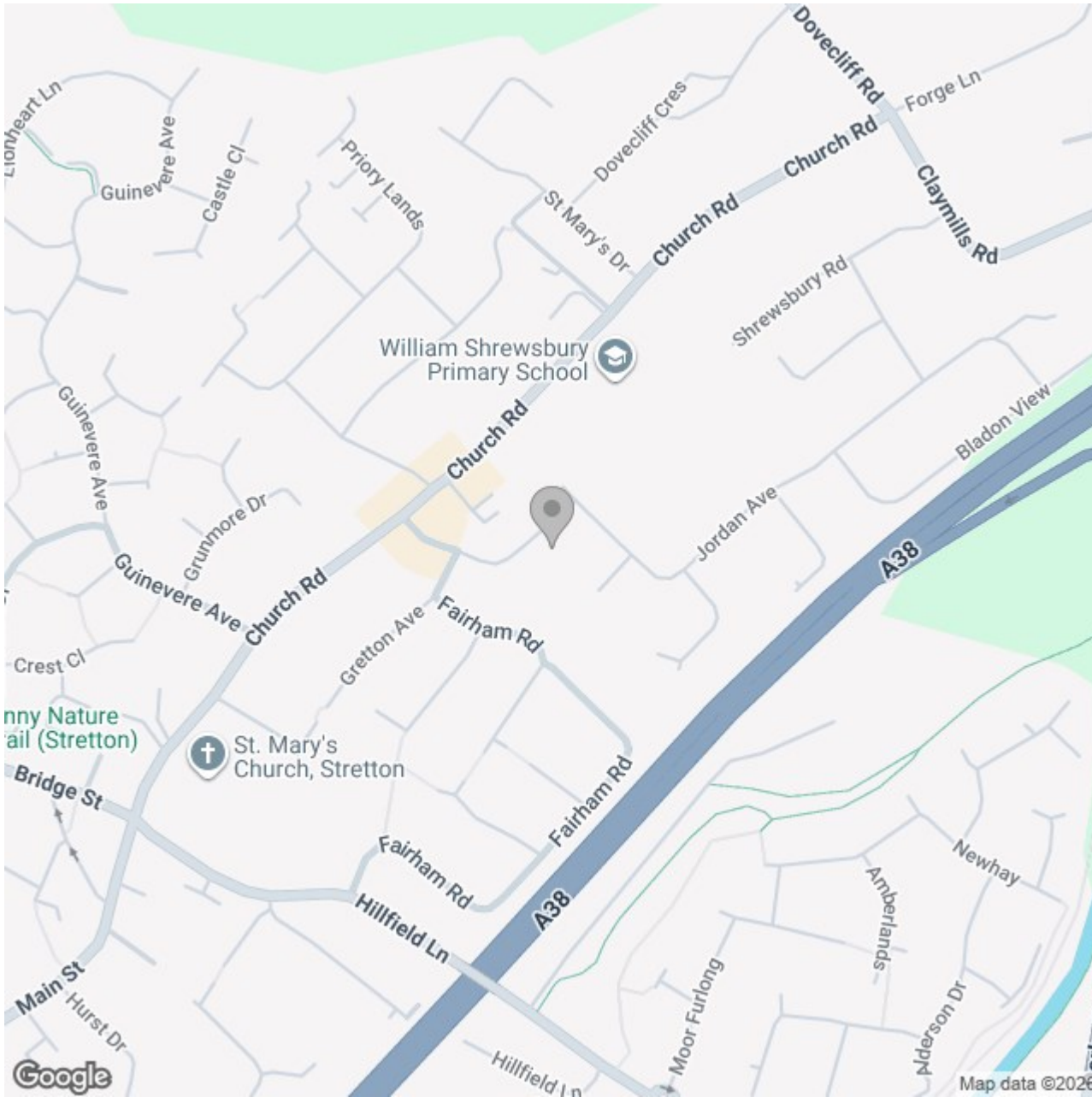
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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	