





**** TRADITIONAL SEMI-DETACHED
PROPERTY **** EXTENDED KITCHEN ****
Well maintained home offering a porch
and hallway, long lounge diner,
extended fitted kitchen, rear lobby and
a cloakroom. Three first floor bedrooms
and a family bathroom. Enclosed
garden, brick outbuilding. FIXED PRICE



PORCH

Entranced door into the porch with door into the hall.

HALL

Stairs to the first floor, under stairs store cupboard and doors to –

LOUNGE/DINER

25'8 x 10'7

Upvc double glazed bay window to the front and window to the rear, two radiators, feature fireplace with fitted fire and surround.

KITCHEN

16'7 x 6'6

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Cooker and appliance spaces, plumbing for a washing machine, two upvc double glazed windows to both sides, door to the lobby.

LOBBY

Storage cupboard and door to the garden.

CLOAKROOM

Low flush wc, upvc double glazed window and a radiator.

FIRST FLOOR LANDING

Upvc double glazed window to the side and doors to –

BEDROOM 1

12'3 x 10'7

Upvc double glazed window and a radiator.



BEDROOM 2

11'6 x 10'3

Upvc double glazed window and a radiator.

BEDROOM 3

6'5 x 6'4

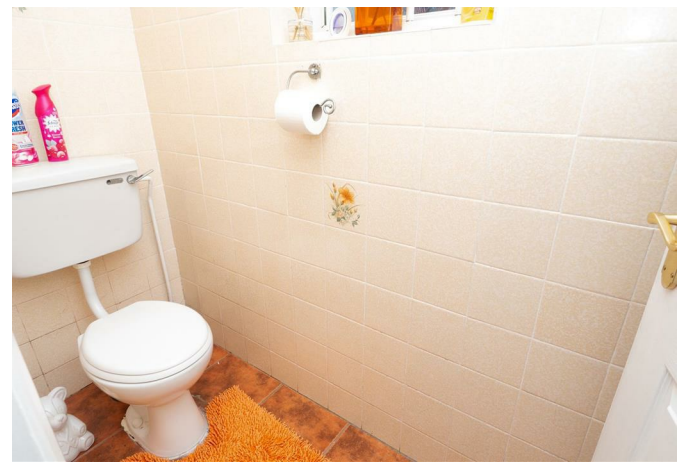
Upvc double glazed window and a radiator.

BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, upvc double glazed window, radiator and airing cupboard.

OUTSIDE







Enclosed fore garden with side access to the rear garden which is paved with raised beds and a brick outbuilding.

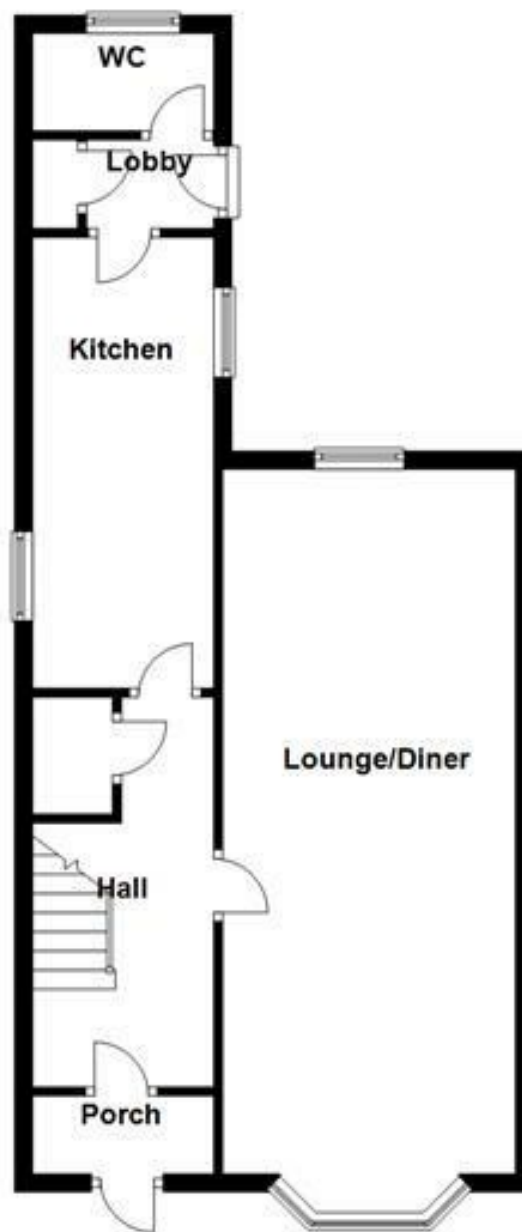






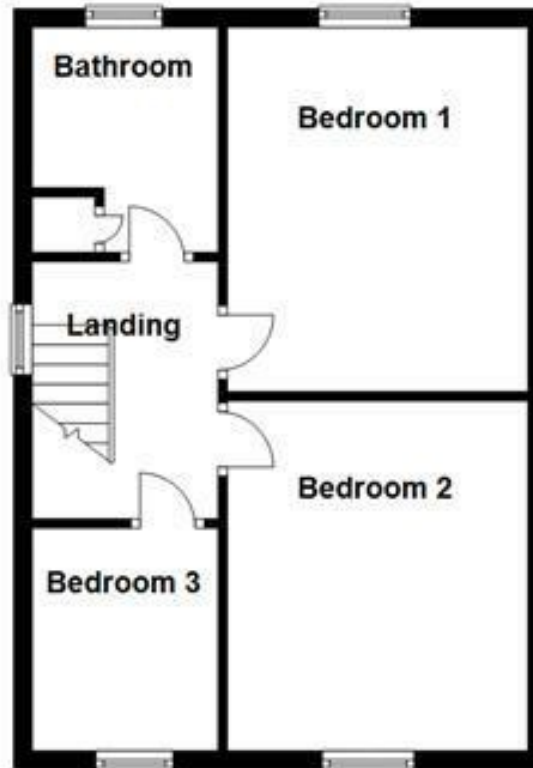


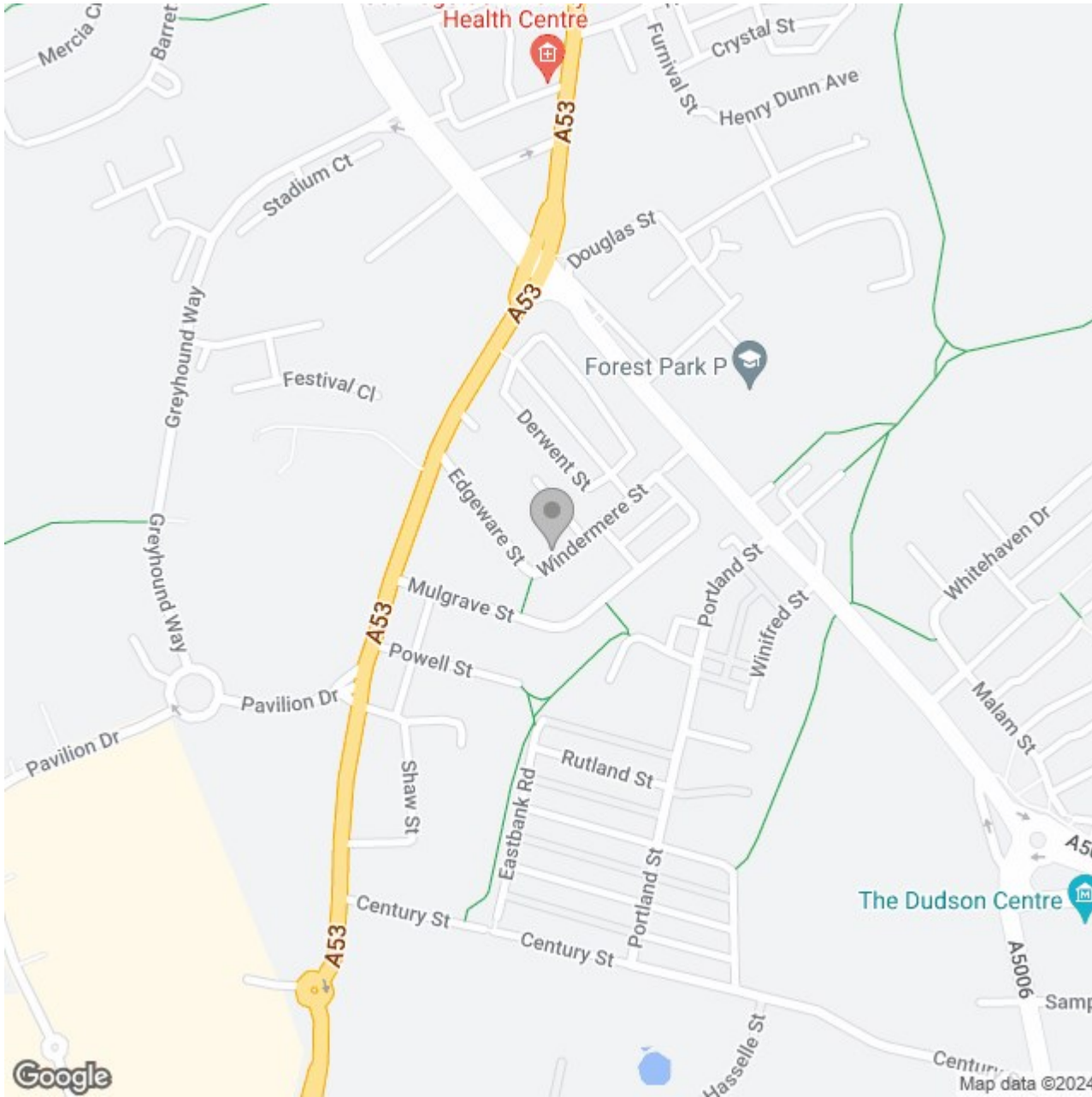
Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxeter-Ashbourne
Plan produced using PlanUp.

First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	63	
(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	