





Located on Dalebrook Road on the outskirts of Winhill, this two-bedroom semi-detached bungalow is within a short commuting distance to Burton town centre.

Positioned in a quiet area of Winhill, this bungalow enjoys a peaceful setting while remaining conveniently close to Burton town centre, offering easy access to shops, restaurants, and transport links. The property is offered with no onward chain and vacant possession, presenting a fantastic opportunity for buyers looking to put their own stamp on a home. With agricultural views and clear scope for improvement, this is an ideal project for those seeking a solid foundation to personalise. While the property does require some work, its potential is evident. Viewings are highly recommended to fully appreciate what this home has to offer—contact us today to arrange a visit.




ABODE
SALES & LETTINGS

Kitchen

The kitchen includes a range of matching base-level storage cupboards and integrated appliances, such as a stainless steel sink with drainer and mixer tap, plus a four-ring electric hob. There is space for freestanding and under-counter white goods, like a fridge or washing machine, to suit your needs.

Lounge

The lounge has uPVC double-glazed sliding doors that lead to the conservatory, providing a functional space for everyday living.

Conservatory

The conservatory offers views of the rear garden and agricultural fields, with windows that let in natural light.

Bedroom One

A double-sized bedroom with enough space for a large bed and furniture.

Bedroom Two

Also a double, this bedroom can be used as a guest room or for other purposes.

Study

Currently used as a study, this room could function as a single bedroom, playroom, or office, depending on your needs.

Cloaks/W.C.

A separate WC is located next to the shower room for added convenience.



Shower Room

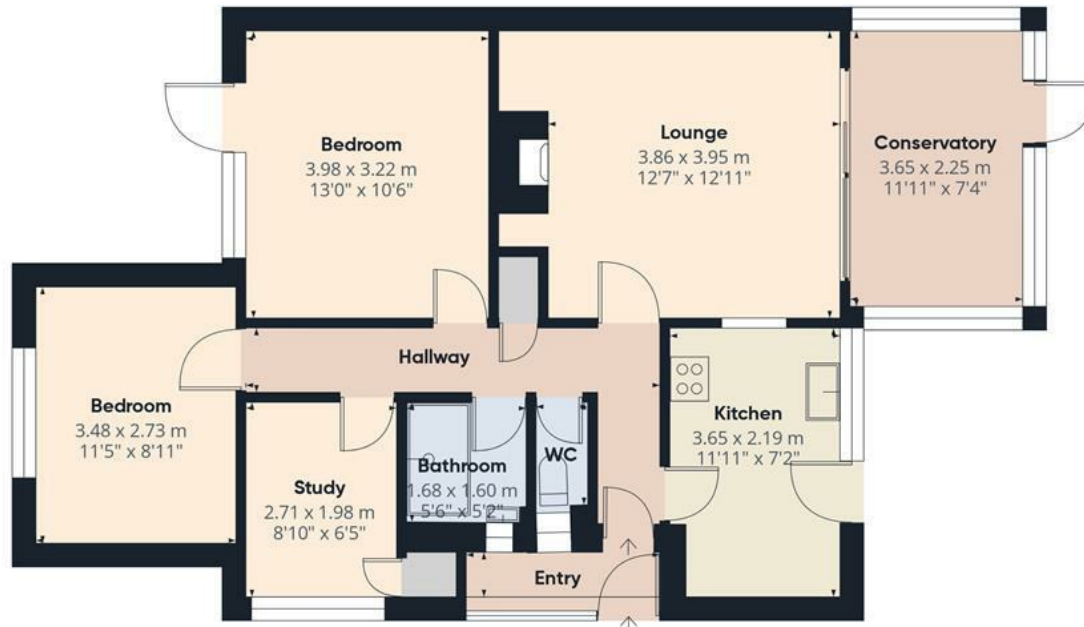
The shower room has been refitted with a pedestal wash basin, a double shower cubicle with PVC panel wall coverings, and a shower.











Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

86.6 m²

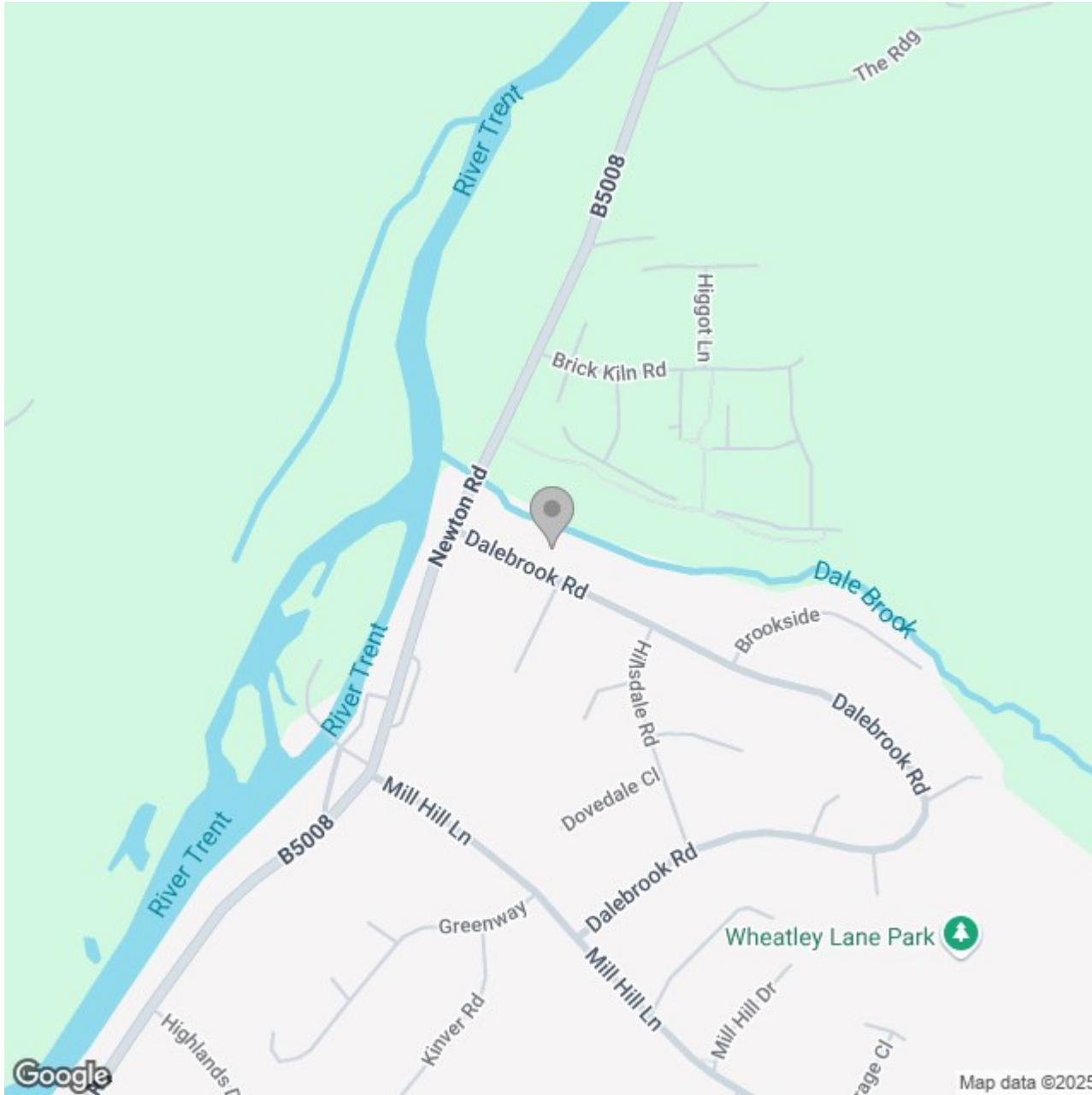
931 ft²


(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 45 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |