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SALES & LETTINGS

Bank Walk, Burton-on-Trent, Staffordshire, DE13 0UX

Guide Price £160,000

https://www.abodemidlands.co.uk

Abode are pleased to present this well-maintained three-bedroom mid-terrace home, ideally located in a popular residential area with excellent access to local amenities, schools, bus routes and major road links.

This deceptively spacious property offers comfortable accommodation throughout, including a generous lounge with feature bay window, an open-plan kitchen/diner, and a useful utility area. The enclosed rear garden provides multiple patio zones and a lawn, perfect for outdoor enjoyment and entertaining.

A viewing is highly recommended to fully appreciate the space and potential on offer. Contact Abode today to arrange your appointment.

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Accommodation Summary

Summary

A well-presented three-bedroom mid-terraced home offering an enclosed rear garden, kitchen diner, utility space, and a modern bathroom. Situated in a popular residential area with excellent access to bus routes, road links, and local amenities, this property provides ideal accommodation for first-time buyers or investors. Viewings are highly recommended.

Ground Floor

The accommodation begins with an entrance hallway leading into a lounge, featuring a UPVC double-glazed bay window, electric fire with a wooden surround, and a central heating radiator. To the rear of the property is a kitchen diner, fitted with a range of matching wall and base units, a breakfast bar, space for a gas cooker, fridge freezer, and washing machine, extractor fan, tiled splashbacks, and a stainless steel sink with mixer tap and drainer. There is also access to a useful pantry cupboard and a small utility area providing additional storage and space for a dryer. A UPVC double-glazed door opens directly out to the rear garden.

First Floor

The first-floor landing provides access to three bedrooms and the family bathroom. Bedroom one is a well-proportioned double room with a UPVC double-glazed window and radiator. Bedroom two is also a double, located at the rear of the property, with similar features. Bedroom three is a single room with storage over the stairs and a rear-facing UPVC double-glazed window. The bathroom is fitted

with a modern three-piece suite comprising a toilet, wash-hand basin, and a bath with an overhead electric shower and glass screen. It also includes laminate flooring, a heated towel rail, partially tiled walls, and a UPVC frosted window.

Outside

The rear garden is enclosed and benefits from two patio seating areas, a lawned section, and mature shrubs and bushes, with gated access leading into the cul-de-sac beyond. The front of the property features a gravelled

unicorn
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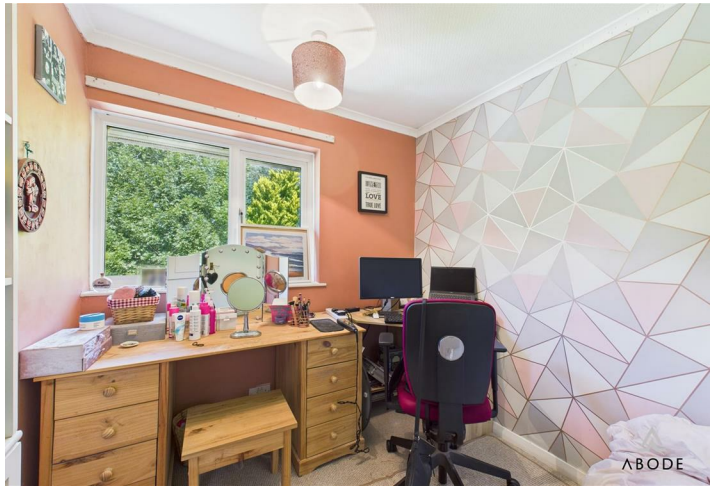
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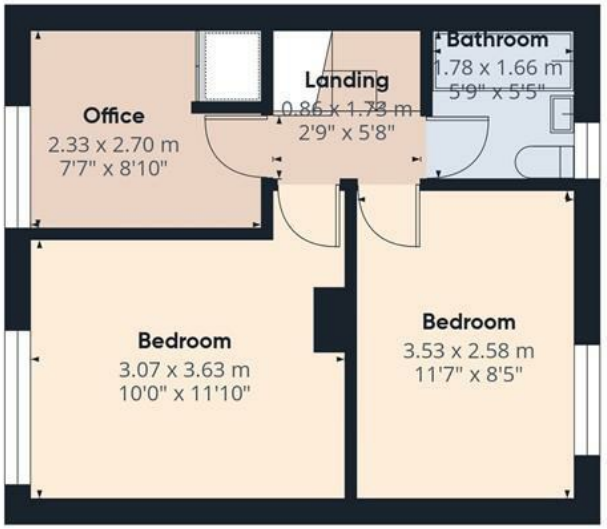
area with mature shrubbery and a path leading to the front entrance.

The property also titles to an additional piece of land which can be used as off road parking (your legal representative will need to confirm further details)

Floor 0



Floor 1

Approximate total area(1)

63.5 m²

684 ft²

(1) Excluding balconies and terraces

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

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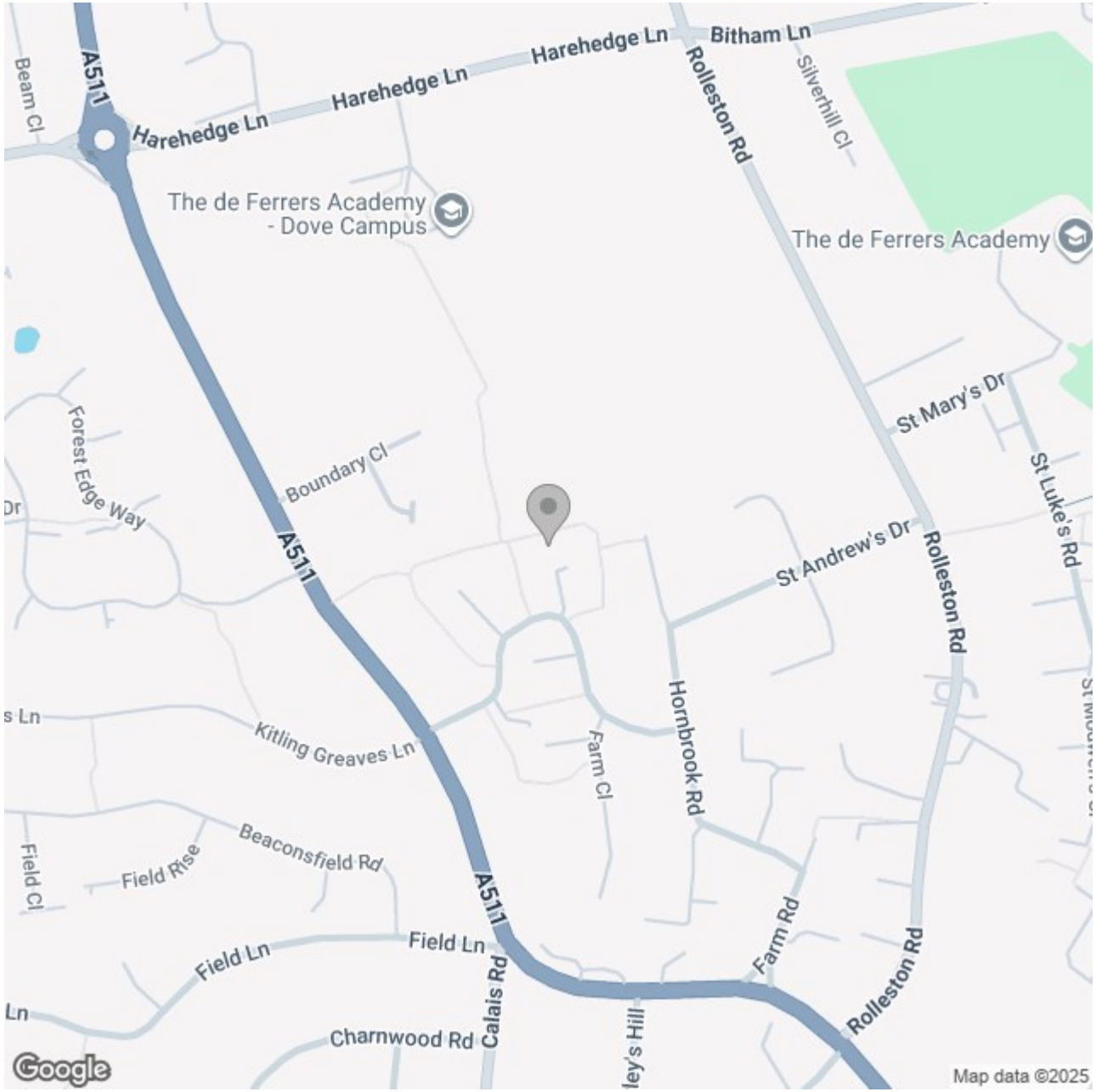

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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