ABODE
SALES & LETTINGS

Woods Lane, DE15 9EF

Asking Price £160,000

https://www.abodemidlands.co.uk

A traditional two bedroom terrace property, situated within close proximity to local amenities and a short drive to Burton town centre. The property benefits from two reception rooms, two double bedrooms, gas central heating and a generous garden. The accommodation in brief comprises to the ground floor: entrance hall, living room, dining room, kitchen and lean-to. The first floor features two double bedrooms and a family bathroom. Viewing is highly recommended and strictly via appointment only.

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ENTRANCE HALL
Leading through a UPVC front entrance door with further door leading into:

DINING ROOM
With a double glazed window to the front elevation, coving to ceiling and central heating radiator.

LIVING ROOM
With central heating radiator, window to the rear elevation, fireplace with recess, coving to ceiling and door leading through to:

KITCHEN
With a selection of matching wall and base units, having a roll edge preparation work surface over, single bowl sink with mixer tap over, space for cooker, washing machine, dishwasher and fridge, wall mounted gas boiler, window to the side elevation, coving to ceiling and a door leading through to the lean-to.

MASTER BEDROOM
With central heating radiator, double glazed window to the front elevation and coving to ceiling.

BEDROOM TWO
With central heating radiator, built in storage cupboard, coving to ceiling and a double glazed window to the rear elevation.

BATHROOM
With a four piece suite comprising: panelled bath with mixer taps, wash hand basin with mixer tap, low level WC, double shower with glass door and electric shower over and a window to the rear elevation.

OUTSIDE

The outside of the property to the front elevation has a fore garden with low level bricked wall and hedgerow with pedestrian iron gate. The rear elevation has a generous laid to lawn garden with tiered patio area ideal for seating.

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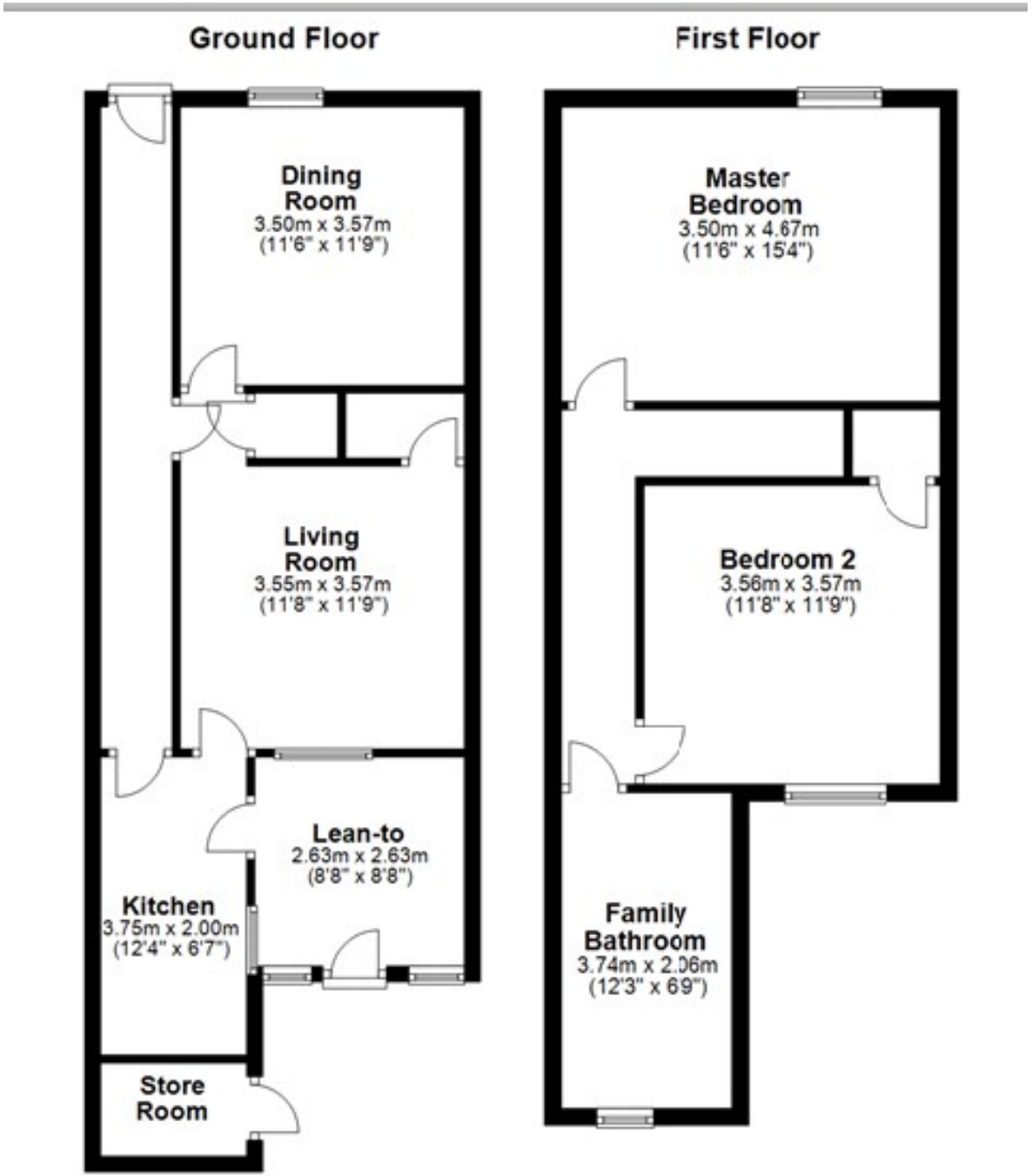
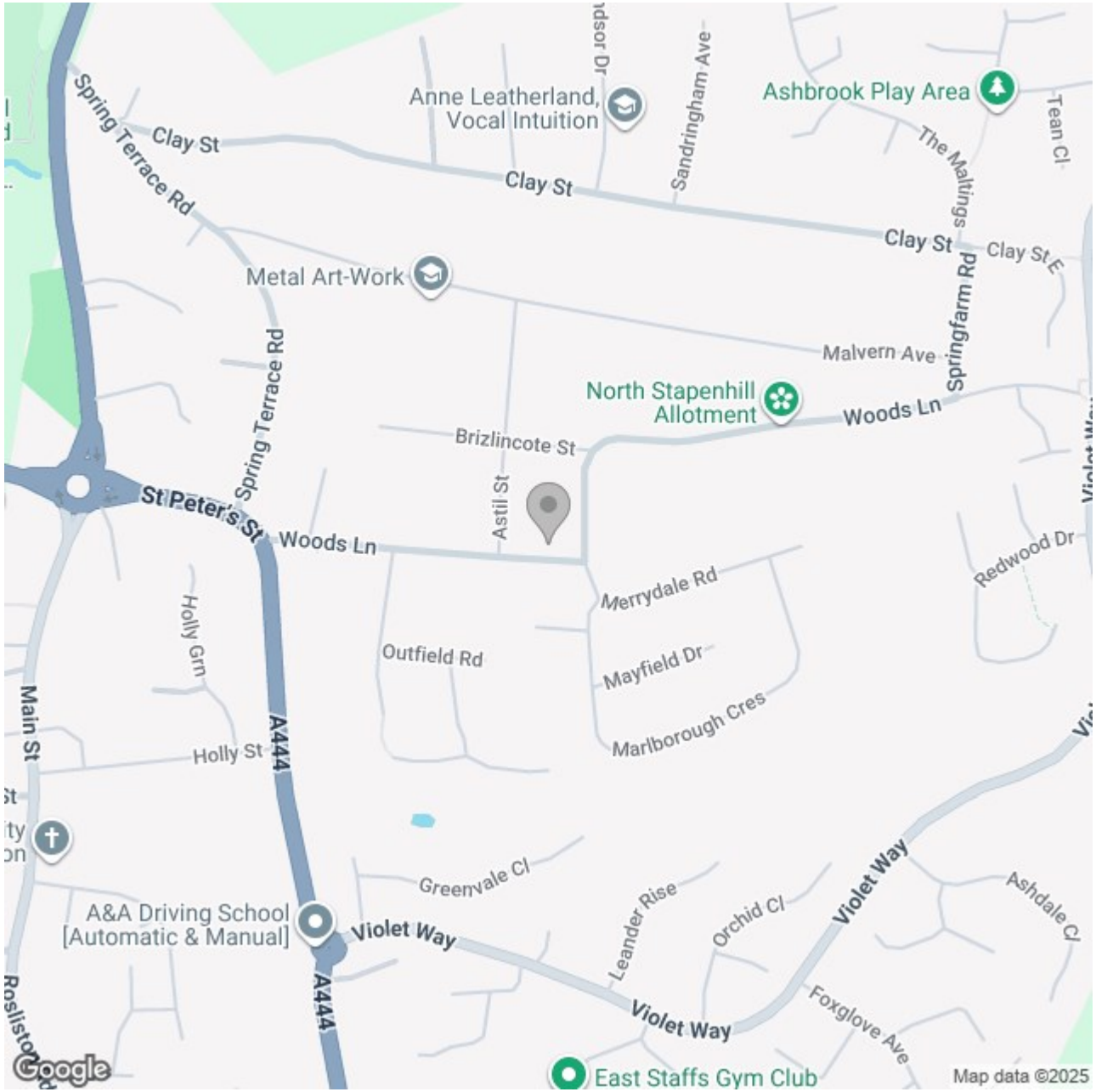

Ground Floor
First Floor
Dining Room
3.50m x 3.57m
(11'6" x 11'9")
Living Room
3.55m x 3.57m
(11'8" x 11'9")
Lean-to
2.63m x 2.63m
(8'8" x 8'8")
Kitchen
3.75m x 2.00m
(12'4" x 6'7")
Store Room
Master Bedroom
3.50m x 4.67m
(11'6" x 15'4")
Bedroom 2
3.56m x 3.57m
(11'8" x 11'9")
Family Bathroom
3.74m x 2.06m
(12'3" x 6'9")



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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