





A well presented three bedroom semi detached home offered to the market with no upward chain, located in the sought after area of Stretton, Burton-on-Trent. The property benefits from new carpets throughout, a generous living room, a fitted kitchen, and a modern family bathroom. With double glazing, gas central heating, and an enclosed rear garden, this home provides an excellent opportunity for a variety of buyers.



The Property Description

The property is entered through a porch leading into a bright and spacious living room, featuring a large double-glazed window to the front elevation, an electric fire with surround, central heating radiator, and stairs rising to the first floor.

The kitchen is fitted with a selection of matching eye and base level units with work surfaces over, incorporating a stainless steel sink and drainer, gas hob, and integrated gas oven. There is space for further appliances, tiled splashbacks, and a double-glazed window to the rear overlooking the garden.

To the first floor, the master bedroom is located to the front elevation, featuring a double glazed window and central heating radiator. The second bedroom overlooks the rear garden and includes a radiator and double glazed window, while the third bedroom is positioned to the front elevation, also including a radiator and double-glazed window.

The family bathroom comprises a modern three-piece suite, including a walk-in shower cubicle, wash hand basin, and low level WC. The room is fully tiled and features a heated towel radiator and a double glazed window to the rear.

Outside the front of the property includes a small foregarden with a pathway leading to the entrance door. The rear garden offers a private and enclosed outdoor space, mainly laid to lawn with a paved patio area ideal for outdoor seating and entertaining.

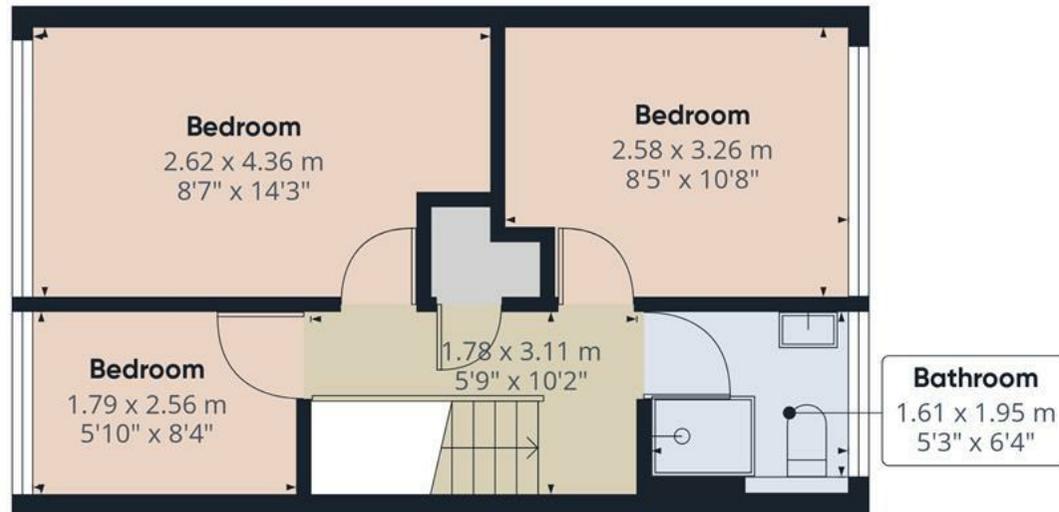








Floor 0



Floor 1

Approximate total area^m

67.2 m²

725 ft²

Reduced headroom

1.5 m²

16 ft²

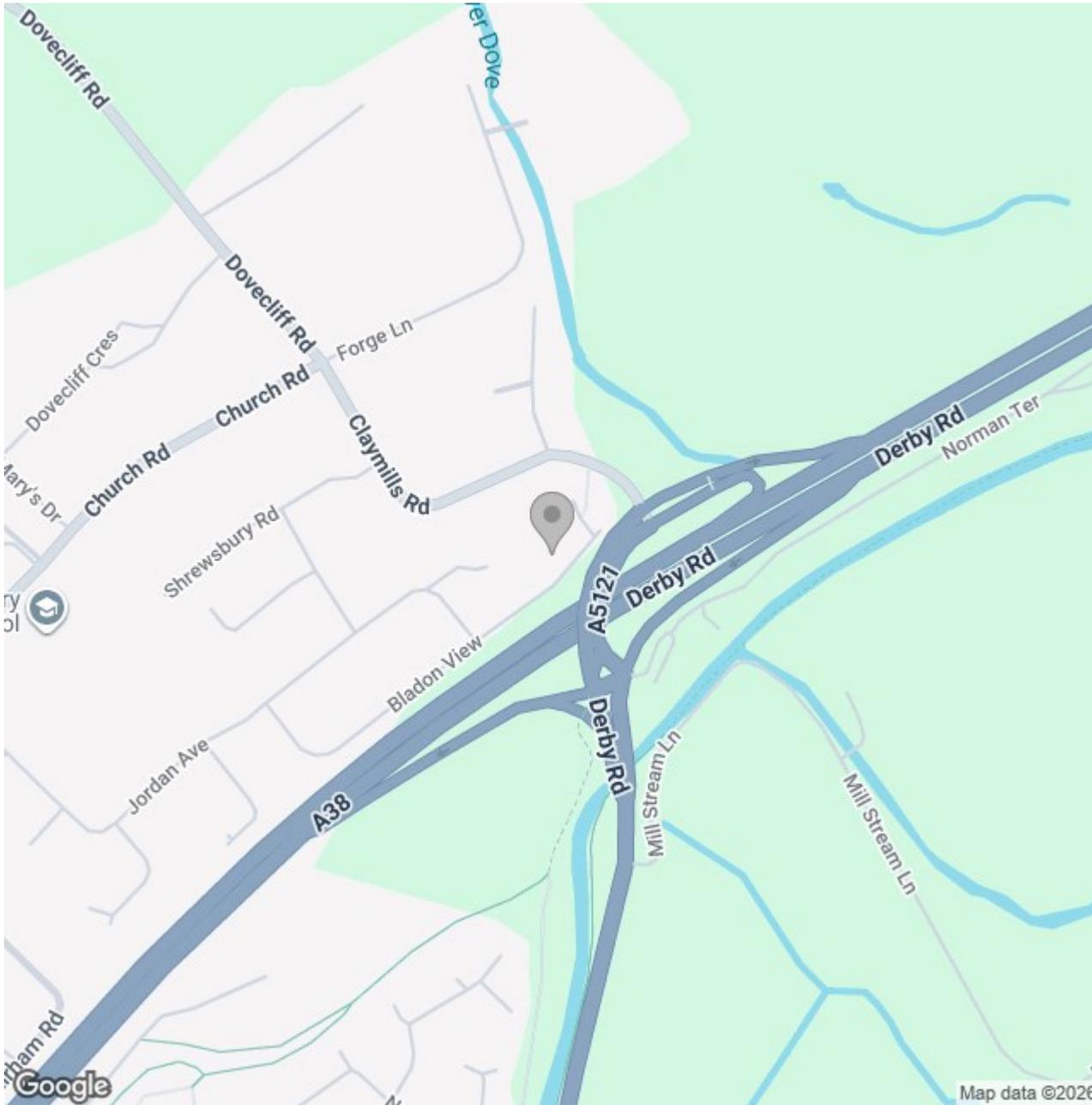
(1) Excluding balconies and terraces

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	