



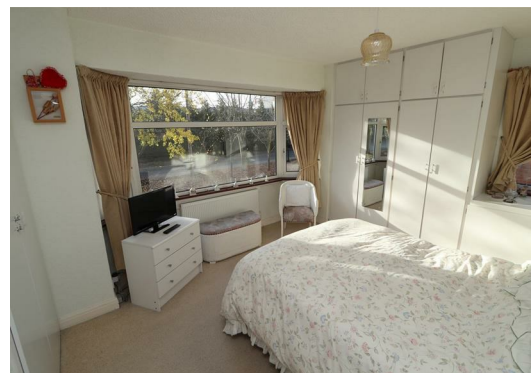
18 Beech Avenue

Stretton, Burton On Trent, DE13 0DT

£199,950



This well maintained three bedroom semi-detached house is conveniently located with no upper chain, it would benefit from a degree of modernisation. Comprising hallway, lounge, dining room, kitchen, three bedrooms, shower room, garage, driveway, front and rear gardens. EPC D



Hallway 6'0" x 4'9" (1.85m x 1.45m)

Entered via a uPVC opaque glazed door with doors to lounge, dining room, and stairs to first floor, GCH radiator, coved textured ceiling with light point and smoke alarm, power and phone point.

Lounge 14'8" x 11'7" into bay (4.48m x 3.54m into bay)

Dual aspect with large bay front window giving views to the front elevation, GCH radiator under plus uPVC window to the side aspect. Brick built fireplace with slate hearth, textured walls with dado rail, coved textured ceiling with light point, power point and Tv aerial point.

Dining Room 14'8" x 11'2" max (4.48m x 3.42m max)

Large uPVC window to the side aspect with GCH radiator under, wall mounted feature gas fire, textured wall with dado rail, textured ceiling with double light points, Tv aerial and power points, archway through to kitchen, concertina door to pantry housing fuse board and electric meter, storage space and useful shelving.

Kitchen 13'10" x 8'5" max (4.23m x 2.57m max)

Fitted with a range of wall, base units and drawers, work surface incorporating composite double bowl sink, tiled splash, plumbing for washing machine, standing space for tall fridge/freezer and under counter fridge, integrated Ariston electric oven and hob, GCH radiator, uPVC window and uPVC opaque glazed door to the rear garden and power points.

Landing 9'11" x 5'8" (3.03m x 1.74m)

Offering access to bedrooms and bathroom, balustrade stair rail, coved textured ceiling with light point, loft hatch, smoke alarm and power point.

Bedroom One 14'7" x 12'2" into bay (4.47m x 3.71m into bay)

Large uPVC bay window to the front elevation, GCH radiator under, useful built in cupboard with hanging and shelving space on each side of the room, textured ceiling with light point, Tv aerial, phone and power points.

Bedroom Two 11'6" x 10'4" max (3.52m x 3.16m max)

With uPVC window to the rear aspect, GCH radiator under, built in wardrobe with hanging space and shelving, textured ceiling with light point and power points.

Bedroom Three 8'4" x 7'2" (2.55m x 2.19m)

Along the landing is the third bedroom with uPVC window to the rear elevation, GCH radiator under, built in cupboard with hanging space, covered textured ceiling with light point, phone and power points.

Shower Room 11'1" x 4'2" (3.39m x 1.28m)

Comprising shower cubicle housing electric MX Duo Qi Shower, wet wall and extractor fan, low flush push Wc, pedestal wash hand basin with chrome taps, tiled splash, opaque glazed uPVC window to the side aspect, coved, textured ceiling with light point, GCH radiator, towel rail, concertina door to airing cupboard accomodating Baxi Boiler and pull chord light.

Detached Garage

Entered via electric roller door to the front with dual aspect windows and opaque semi glazed uPVC door for pedestrian access to the side, workbench, fuse board, power and light.

External

Front Garden

Large driveway leading to detached garage and property access, laid to lawn with borders housing flowers and shrubs, walled garden to front, external wall light to side, gas meter box to wall, high fencing and gateway creates security and access to the rear garden.

Rear Garden

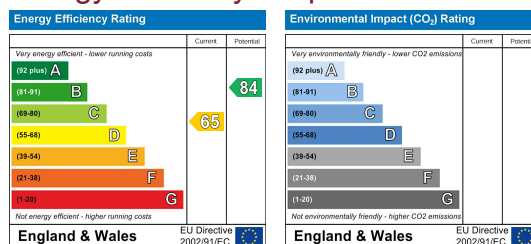
Sizeable rear garden enclosed by hedges and fencing, walled to the bottom, laid to lawn with patio and pathway, borders with bushes and shrubs, large wooden shed, outside tap and light and quirky brick built feature well,



Floor Plans



Energy Efficiency Graph



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