



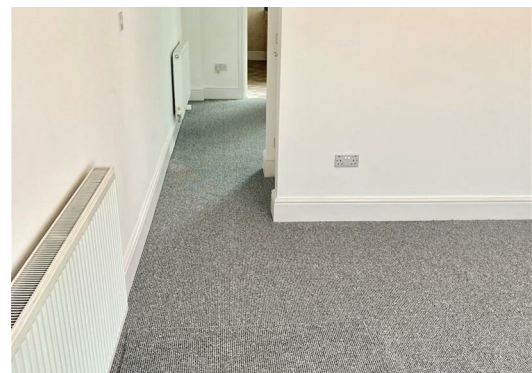
68 Beech Lane

Stretton, Burton On Trent, DE13 0DX

£164,950



NEW!! SJ are pleased to bring to market this well maintained traditional Mid Terraced Cottage in the very popular village location of Stretton, benefiting from uPVC double glazing & Gas central heating, Lounge, Dining Room, Kitchen, Two Bedrooms and Bathroom. With a small fore-garden, good sized rear garden. NO UPPER CHAIN. EPC D COUNCIL TAX A



Lounge 11'10" x 11'7" (3.61m x 3.54m)

Accessed via a uPVC door, , feature fireplace with electric log effect fire. Fitted cupboard housing gas and electric meters. Central heating radiator, TV aerial point and power points and light point with rose ceiling feature. uPVC Window to the front elevation and archway giving access to under stairs cupboard and dining room.

Dining Room 11'7" x 9'4" (3.54m x 2.85m)

Giving access via latched door to kitchen and stairs to first floor. uPVC window to rear elevation, radiator with trv, centre light point, smoke alarm and power points.

Kitchen 11'1" x 3'10" (3.38m x 1.19m)

A galley style kitchen with a range of base and wall mounted units in an oak effect with drawer units, granite effect work surfaces, integrated Russel hob electric oven with Electra gas hob and extractor fan. Stainless steel sink and drainer with chrome mixer tap. Ideal combination boiler. Part tiled walls with power points, heat sensor/co2 alarm. Plumbing and appliance space for washing machine. Standing area for fridge freezer. Vinyl flooring and spot lighting. uPVC window to side and half glazed uPVC giving access into rear garden.

Stairs and Landing

Stairs up to first floor landing with light point, smoke alarm and access to both bedrooms and bathroom.

Bedroom 1 11'10" x 11'7" (3.63m x 3.54m)

uPVC window to front elevation. Radiator with trv, centre light with ceiling rose, power points

Bedroom 2 9'4" x 8'7" (2.87m x 2.64m)

uPVC to rear elevation, radiator with trv, centre light and power points.

Bathroom 12'2" x 5'8" (3.71m x 1.74m)

Fully tiled with white P-shaped bath chrome taps with thermostatic shower over, push flush wc, pedestal sink chrome taps, extractor fan, recess spots, centre light and radiator with trv.

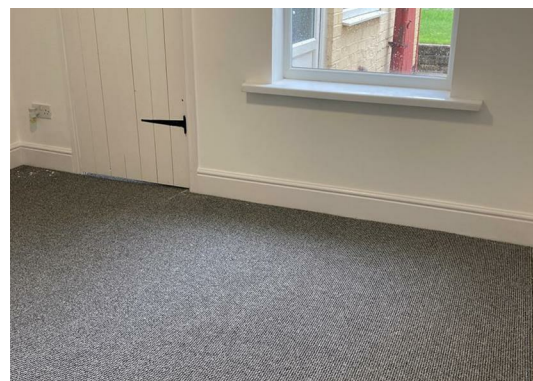
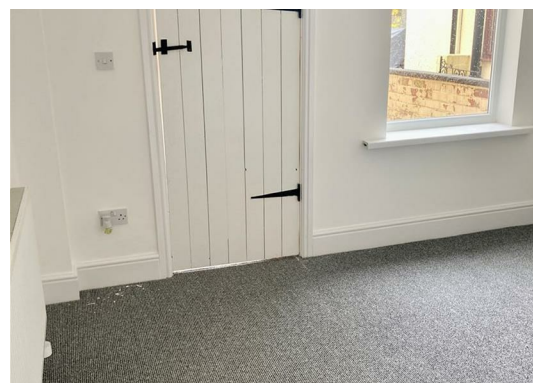
Outside

Front

Enclosed small gravel planted area with path leading to front door.

To rear

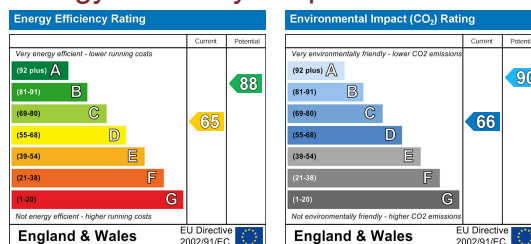
Small enclosed yard area and outhouse containing outside toilet. Path leading to lawn area and paving for seating.



Floor Plans



Energy Efficiency Graph



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