Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



9 Harlech Way, Stretton, Burton-On-Trent, Staffordshire, DE13 0JN

£190,000

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A beautifully presented two bedroom semi-detached property located in this popular position just outside of Burton town centre and within close proximity to local amenities.

Attractively offered for sale with immediate Vacant Possession and No Chain, the property should be of interest to first time buyers and buy to let investors.







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The gas centrally heated and UPVC double glazed accommodation comprises, entrance hall, lounge, dining kitchen with French doors, two first floor bedrooms and bathroom with shower over bath.

Externally, there is a driveway to front and side providing off road parking.

Enclosed low maintenance garden to rear with two store sheds.

ACCOMMODATION

HALLWAY
Main UPVC double glazed front door, stairs to first floor and radiator.

LOUNGE
13'4" x 10'2" (4.06m x 3.10m)
A cosy lounge with front facing bow UPVC double glazed window, media connections, electric fire, media connections, understairs storage area, radiator.

KITCHEN DINER
13'2" x 9'2" (4.01m x 2.79m)
A quality kitchen having a good range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, electric oven, hob and extractor fan over, space for a fridge freezer and washing machine, concealed modern combination boiler, space for a table and chairs, French doors and radiator.

FIRST FLOOR

LANDING
Storage cupboard and loft access.

BEDROOM ONE
13'3" x 9'4" (4.04m x 2.84m)
Having built in wardrobe, two front facing UPVC double glazed windows, radiator.

BEDROOM TWO
11'2" x 6'10" (3.40m x 2.08m)
UPVC double glazed window and radiator.

BATHROOM
6'3" x 6' (1.91m x 1.83m)
Fitted with a classic three piece white suite and with mains shower over bath and screen, UPVC double glazed window, towel radiator.

OUTSIDE
Driveway to front and side providing off road parking.

Enclosed low maintenance garden to rear with two store sheds.









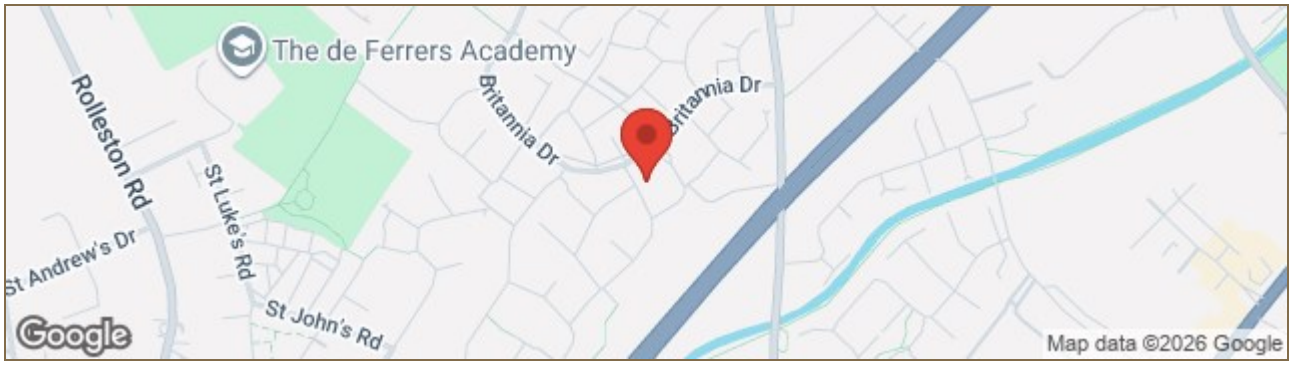








Road Map



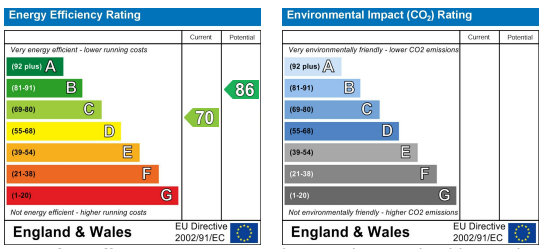
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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