



## 128 Brookside

, Burbage, LE10 2TN

Offers In The Region Of £245,000



A three bedroomed, tastefully decorated semi-detached house in popular location and having the benefit of gas fired central heating (condensing combination boiler), PVCu double glazing, cavity wall insulation, newly fitted kitchen, newly fitted luxury bathroom with shower, private shared vehicle access, front garden with driveway for two cars, viewing essential.

The property is ideally located close to all local amenities to include local shops, schools and public transport services. The property is accessible for commuting to all major motor links such as the A5, M69, M1 and M6. **VIEWING ESSENTIAL**.



## Canopy Porch

### Reception hall 12'9" x 5'10" (3.89 x 1.80)

Having staircase to first floor via spindle balustrade, laminate floor, PVCu double glazed window, composite double glazed door, radiator.

**Spacious lounge (front) 15'3" x 9'6" (4.65 x 2.91)**

Having PVCu double glazed window, radiator.

## Modern Breakfast Kitchen/Dining Room (rear) 21'4" max x 11'5" max (6.52 max x 3.49 max)

Having feature porcelain sink unit, range of luxury base and wall units finished in white gloss comprising of six base units and three wall units, associated bevel edged work surfaces, fitted dishwasher, plumbing for washing machine, split level gas hob and electric fan assisted oven, extractor hood, laminate floor, PVCu double glazed French doors, PVCu double glazed window, ladder style radiator.

**First floor landing 7'6" x 7'6" (2.31 x 2.29)**

Having roof void access leading to partially boarded roof void with light and retractable aluminium ladder, PVCu double glazed side window, linen cupboard off with wall mounted gas fired condensing combination boiler (Valliant Eco Tech Pro 28).

### **Bedroom 1 (rear) 14'0" x 10'6" (4.27 x 3.21)**

Having PVCu double glazed window, central heating radiator.

**Bedroom 2 (front) 14'0" max x 10'7" max (4.27 max x 3.24 max)**

Having PVCu double glazed window, central heating radiator, fitted double wardrobe.

**Bedroom 3 (front) 9'9" x 7'8" (2.99 x 2.36)**

Having PVCu double glazed window, central heating radiator, fitted double cupboard.

## Modern Bathroom (rear) 7'5" x 5'6" (2.27 x 1.70)

Having full suite in white comprising of panelled bath with chrome mixer shower, wash hand basin, low level flush wc, chrome ladder style radiator, ceramic tiling, obscure PVCu double glazed window.

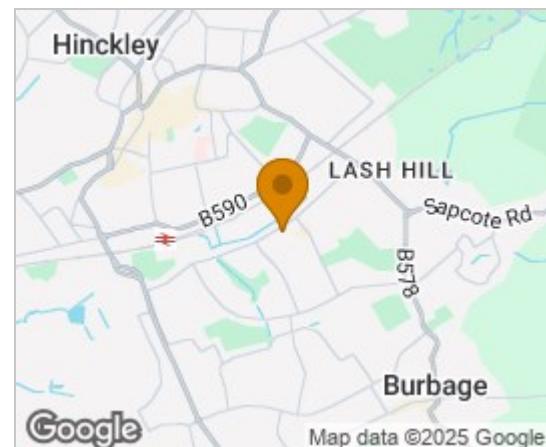
## Outside

Having enclosed lawned rear garden, with paved patio, lawn.

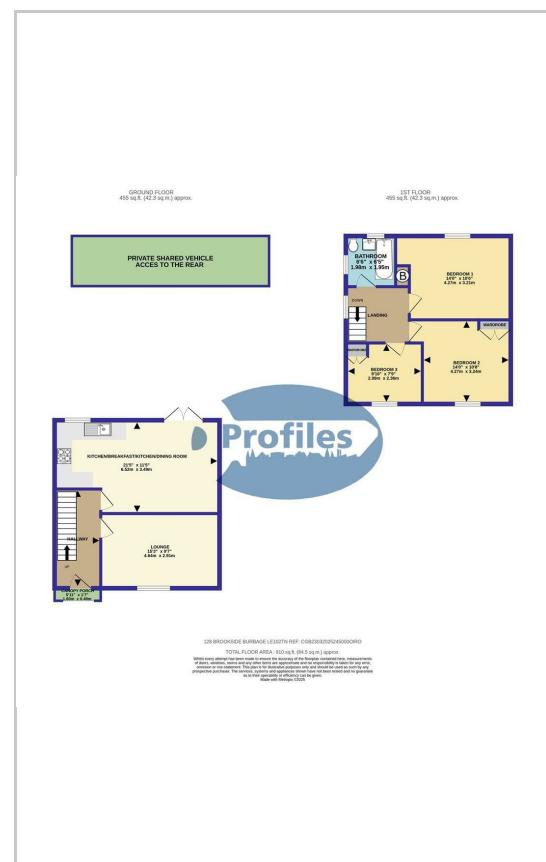
## Vehicle Rear garden

### Front garden with two car driveway, lawn

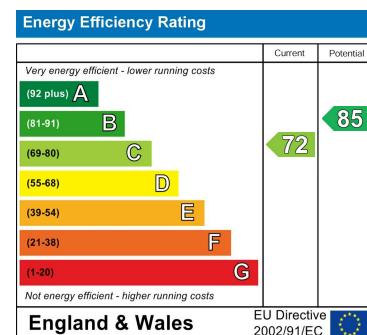
## Area Map



## Floor Plans



## Energy Efficiency Graph



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