



## 6 Forryan Road

, Burbage, LE10 2PT

Offers In The Region Of £220,000



A well appointed 3 bedroom mid town house with a spacious through lounge/dining room, modern kitchen, rear enclosed porch, bathroom with shower, gas central heating, PVCu double glazing, PVCu fascia and soffit boards, cavity wall insulation, garage, enclosed rear garden, front garden and driveway.

Ideally located within reasonable distance of all local amenities, including local shops, schools and regular public transport services. The property is accessible for commuting to all major road links such as the A5, M69, M1 and M6.

MUST BE VIEWED.



## Fully enclosed porch. 3'9" x 2'10" (1.15 x 0.88)

Obscure leaded double glazed door and laminate floor.

## Spacious through lounge /dining room. 23'3" (max) x 12'6" (max). (7.09 (max) x 3.82 (max).)

Feature live gas fire with raised marble hearth, double radiator, single radiator, 2 wall light points, coving and tv aerial point, PVCu double glazed windows to the front and rear elevations.

## Modern kitchen (rear). 9'2" x 9'0". (2.80 x 2.75.)

Stainless steel sink, range of attractive base and wall units, (6 base and 7 wall), associated work surfaces, split level electric hob, electric (fan assisted) oven, extractor hood, plumbing for washing machine and dishwasher, ceramic tiled floor, ceramic wall tiling, PVCu double glazed window and a wall mounted gas fired central heating boiler.

Washing machine, dishwasher and Fridge all to be included.

## Rear enclosed porch. 8'11" x 3'0". (2.74 x 0.93.)

Obscure PVCu double glazed door, terrazzo tiled floor and door to the garage.

## First floor landing. 9'1" x 7'1" (min). (2.79 x 2.16 (min).)

Roof void hatch with hot water cylinder.

## Bedroom 1 (front). 13'6" (max) x 12'6". (4.12 (max) x 3.82.)

PVCu double glazed window, radiator, fitted twin double wardrobes, dressing table with base drawers.

## Bedroom 2 (rear). 13'8" x 8'10". (4.17 x 2.70.)

PVCu double glazed window and radiator.

## Bedroom 3 (front). 7'10" x 7'4". (2.41 x 2.26.)

PVCu double glazed window, radiator, fitted wardrobe and coving.

## Bathroom (front). 6'10" x 5'6". (2.10 x 1.69.)

Full suite in white, panel bath with an electric shower, wash hand basin, low flush wc, ceramic wall tiling, obscure PVCu double glazed window and radiator.

## Outside.

Front garden with driveway.

Enclosed rear garden with lawn, paved patio and rear pedestrian access.

## Garage. 18'0" x 8'0". (5.49 x 2.45.)

Electric (roller shutter) door and rear door.

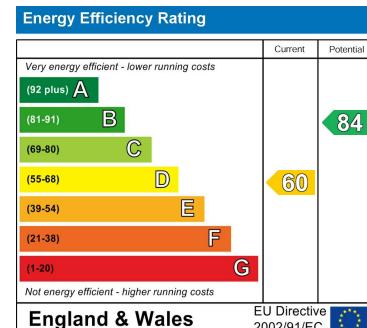
## Area Map



## Floor Plans



## Energy Efficiency Graph



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