



## 40 Azalea Drive

, Burbage, LE10 2SH

Offers In The Region Of £175,000



A well appointed, 2 bedroom, modern mid town house, having the benefit of gas central heating (condensing combination boiler), PVCu double glazing, 2 good sized bedrooms, bathroom with shower, enclosed rear garden, garage in block and vacant possession.

Ideally located close to all local amenities, whilst being accessible for commuting all major road links such as the M69, M6, M1 and A5.

NO CHAIN.



## Reception porch. 4'8" x 3'6". (1.43 x 1.07.)

Obscure PVCu double glazed door.

## Spacious lounge/ dining room (front). 19'0" x 12'0". (5.81 x 3.67.)

Staircase to the first floor, PVCu double glazed window, radiator and electric fire.

## Modern breakfast / kitchen (rear). 11'10" x 8'0". (3.62 x 2.45.)

Composite sink, range of attractive base and wall units (5 base and 3 wall), associated work surfaces, split level ceramic hob, electric (fan assisted) oven, radiator, ceramic tiled floor, a wall mounted gas fired condensing combination boiler (Vaillant Eco Fit Pure 825) and PVCu double glazed patio doors.

## First floor landing. 9'2" (max) x 9'0" (max). (2.80 (max) x 2.75 (max).)

Linen cupboard, roof void access and smoke alarm.

## Bedroom 1 (front). 12'0" x 10'2". (3.68 x 3.12.)

PVCu double glazed window and radiator.

## Bedroom 2 (rear). 12'0" (max) x 8'0" (min). (3.67 (max) x 2.44 (min).)

PVCu double glazed window, radiator and fitted cupboard.

## Modern bathroom (side). 8'11" (max) x 5'7" (max). (2.74 (max) x 1.72 (max).)

Full suite in white, panel bath, wash and basin, low flush wc, radiator and extractor hood.

## Outsde.

Enclosed rear garden with artificial turf and brick store.

Front lawned garden.

## Detached garage. 16'5" x 7'9" (5.01 x 2.37)

Up and over door.

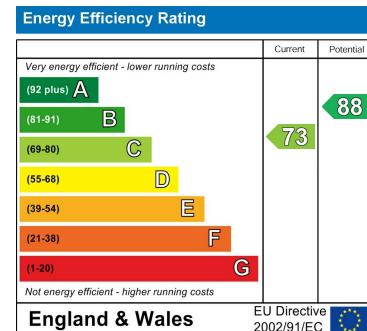
## Area Map



## Floor Plans



## Energy Efficiency Graph



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