



## Burns Close UB4 0EJ

A well presented & spacious mid terrace house located in a popular cul de sac in North Hayes close to shops, public transport & well regarded primary Schools. Accommodation comprises entrance porch, kitchen / diner, spacious reception room 2 double bedrooms and bathroom with separate wc. Externally there are attractive front and rear gardens .....VIEWING HIGHLY RECOMMENDED

## Accommodation

a well presented mid terrace house

2 double bedrooms

double glazing / gch

fitted kitchen / diner

spacious reception room

bathroom & separate wc

attractive front & rear gardens

close to shops, bus routes & Schools

## Ground Floor

**entrance porch -**

**hallway -** radiator & staircase to first floor.

**kitchen - 17' 7" x 8' 9" (5.38m x 2.67m)** range of eye & base level units, one & half bowl sink unit with mixer tap & tiled splash back, built in oven & hob with extractor hood over, space & plumbing for washing machine , wall mounted combi boiler, tiled flooring and front aspect double glazed window

**dining area -**

**lounge - 14' 6" x 12' 0" (4.44m x 3.66m)** fitted carpet, radiator and rear aspect double glazed patio doors leading to the garden

**first floor landing -**

**bedroom 1 - 13' 5" x 11' 0" (4.11m x 3.36m)** front aspect double glazed window, radiator, fitted carpet, built in cupboard.

**reverse view -**

**bedroom 2 - 11' 10" x 7' 4" (3.63m x 2.25m)** rear aspect double glazed window, fitted carpet and radiator

**reverse view -**

**bathroom -** panel enclosed bath with vanity wash hand basin, tiled walls and wall mounted fan heater.

**separate wc -** low level wc

**external -** front and rear gardens laid to lawn, patio area at the rear with timber shed and brick built storage

**reverse view -**



| Energy Efficiency Rating   |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| Very energy efficient - lower running costs<br>(92-100) <b>A</b> |                            |           |
| (81-91) <b>B</b>   |                            | <b>86</b> |
| (69-80) <b>C</b>   | <b>73</b>                  |           |
| (55-68) <b>D</b>   |                            |           |
| (39-54) <b>E</b>   |                            |           |
| (21-38) <b>F</b>   |                            |           |
| (1-20) <b>G</b>  |                            |           |
| Not energy efficient - higher running costs                      |                            |           |
| England, Scotland & Wales  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                       |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92-100) <b>A</b> |                            |           |
| (81-91) <b>B</b>   |                            | <b>85</b> |
| (69-80) <b>C</b>   | <b>72</b>                  |           |
| (55-68) <b>D</b>   |                            |           |
| (39-54) <b>E</b>   |                            |           |
| (21-38) <b>F</b>   |                            |           |
| (1-20) <b>G</b>  |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                      |                            |           |
| England, Scotland & Wales  | EU Directive<br>2002/91/EC |           |





