

# Westwood Park

Newhall, Swadlincote, DE11 0RS



**NO UPWARD CHAIN** - Offering an ideal first time buy or family home is this semi detached home set in a popular location, ready to put your own stamp on with a drive, detached garage, spacious lounge, kitchen/diner, three bedrooms and bathroom.

**£157,000**



**John German**

Situated in a popular residential location in Newhall is this semi detached home offering an ideal first time buy or for a family. Offered to the market with no upward chain.

A side driveway provides plenty of off road parking and access down to the garage. The house sits behind a front garden and has a side door into the hall that in turn leads to the spacious lounge with large front facing window, stairs to the first floor and a focal point fireplace.

At the heart of home is a spacious kitchen/diner equipped with a range of base and eye level units, work surfaces plus an integrated oven, hob and extractor hood along with space for further appliances. A window and door opens into a lean to that needs some attention, which has a door to the rear garden.

On the first floor are three bedrooms sharing the family bathroom having a white suite comprising panel bath, pedestal wash hand basin and WC.

The rear garden currently has paving and planted beds and offers potential to landscape further.

- Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
- Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.
- Property construction:** Standard
- Parking:** Drive
- Electricity supply:** Mains
- Water supply:** Mains

- Sewerage:** Mains
- Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** Not currently connected  
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
- Mobile signal/coverage:** See Ofcom link  
<https://checker.ofcom.org.uk/>
- Local Authority/Tax Band:** South Derbyshire District Council / Tax Band B
- Useful Websites:**  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)
- Our Ref:** JGA/02052025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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