

16 Beards Road, Swadlincote, DE11 0ED

Asking Price £185,000



ABODE
SALES & LETTINGS



A well proportioned three bedroom semi detached home, having a generous frontage and good access to local amenities. The property benefits from gas central heating and double glazing, large lounge and a kitchen diner. The accommodation in brief comprises to the ground floor: entrance hall, living room, kitchen diner and built in storage cupboard. The first floor features three well proportioned bedrooms and a family bathroom. Viewing is highly recommended strictly via appointment only.

Accommodation

Leading through side entrance door into:

Entrance Hall

With doors leading off to and stairs rising to the first floor:

Living Room

With central heating radiator and a double glazed UPVC window to the front elevation.

15'10" x 11'10" (4.83m x 3.61m)

Kitchen Diner

With a selection of matching wall and base units, single bowl sink with individual hot and colds tap and drainer, tiled splash backs, four ring gas hob with over hob extractor and electric oven below, space for white goods, electric extractor fan, double glazed UPVC window to the rear elevation, central heating radiator, two useful storage cupboard, tiled flooring and a UPVC rear access door.

12'11" x 9'3" (3.94m x 2.82m)

Master Bedroom

With central heating radiator and a double glazed UPVC window to the front elevation.

11'10" x 9'1" (3.61m x 2.77m)

Bedroom Two

With a double glazed UPVC window to the rear elevation and a central heating radiator.

8'9" x 9'3" (2.67m x 2.82m)

Bedroom Three

With a double glazed UPVC window to the front elevation and central heating radiator.

8'9" x 6'3" (2.67m x 1.91m)





Family Bathroom

With a three piece suite comprising: low level WC, pedestal wash hand basin with mixer tap, "P" shaped bath with shower over and glass shower screen, heated ladder towel rail and a double glazed UPVC window to the rear aspect.

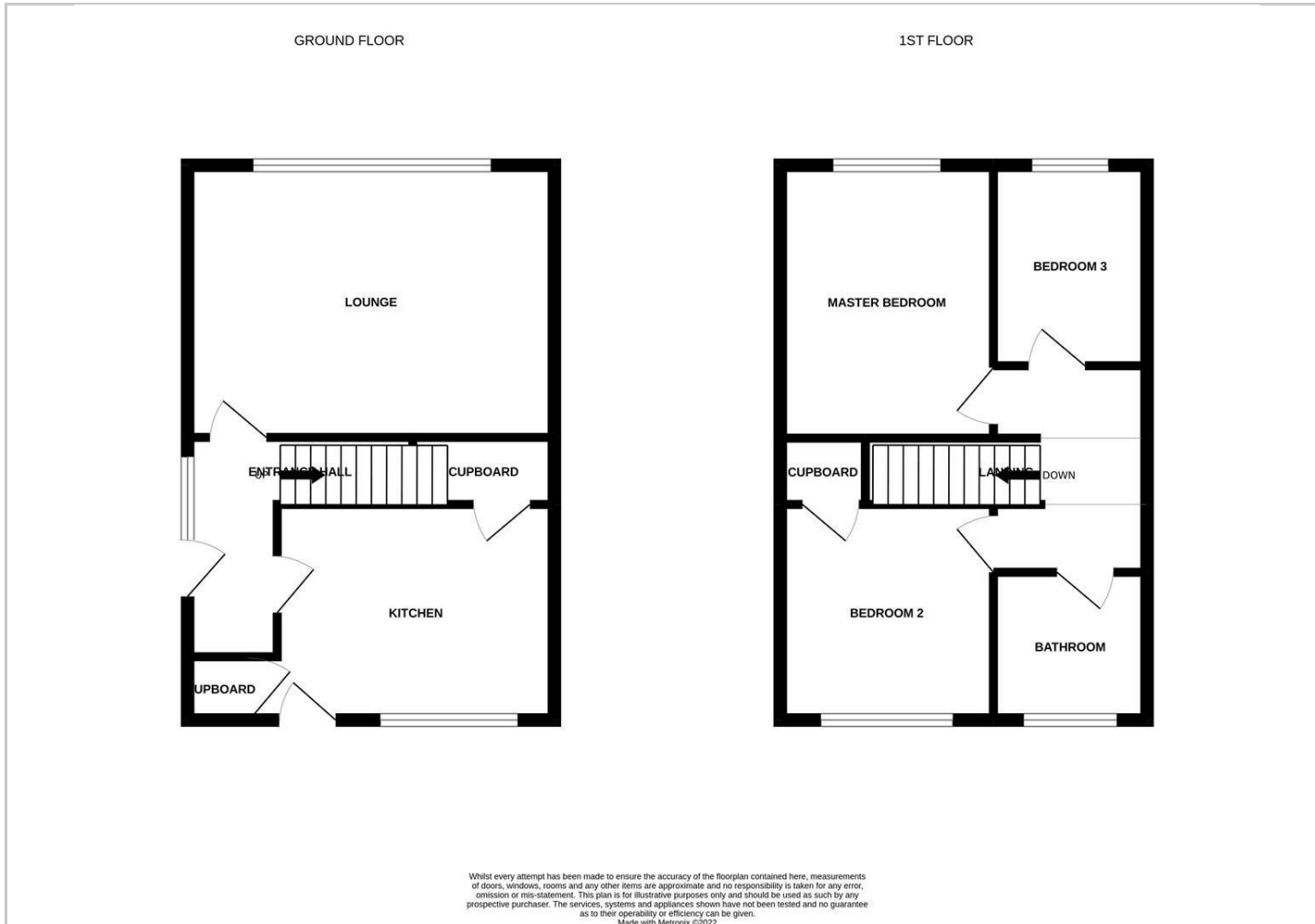
Outside

The outside of the property to the front elevation has a large front garden which leads to the side of the property. The rear elevation which is mainly laid to lawn has a patio area adjacent ideal for seating.

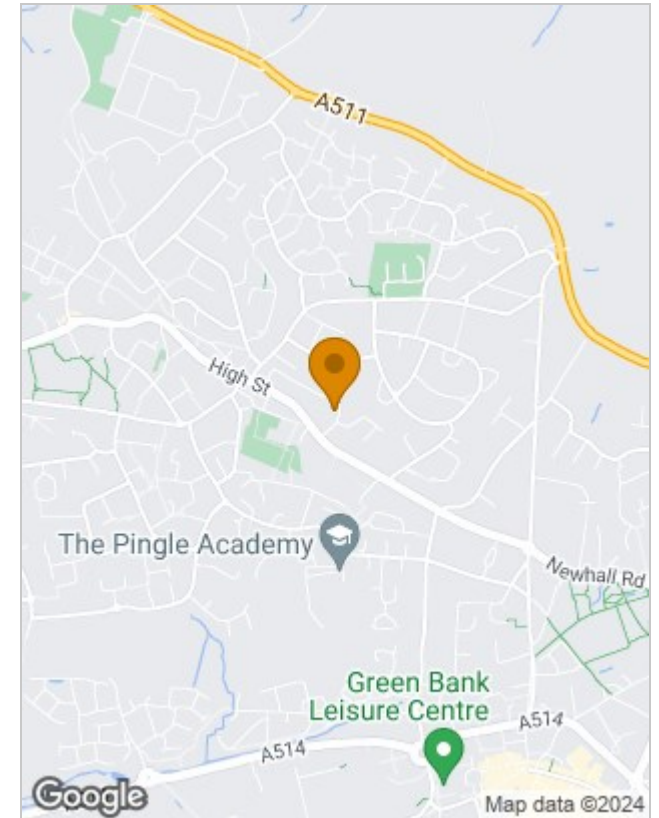




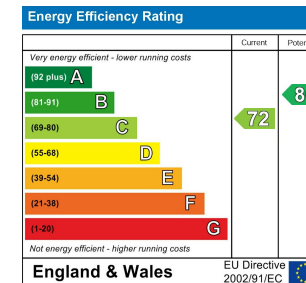
Floor Plans



Location Map



Energy Performance Graph



Please contact our Abode Burton Sales Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.