



Fairfield Crescent, Swadlincote

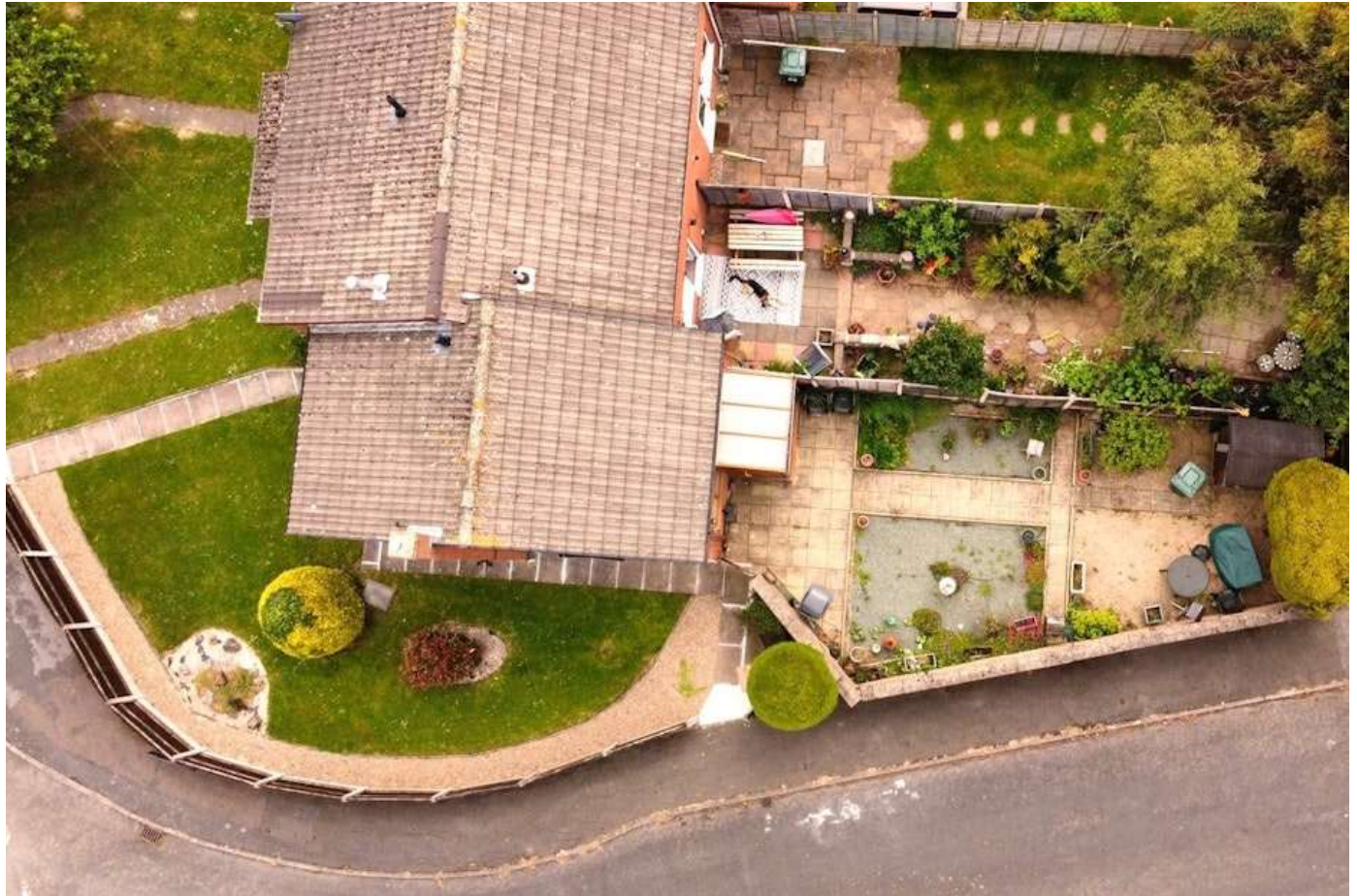


£165,000



Key Features

- Extra Large Plot
- Detached Single Garage & Further Parking
- Two Double Bedrooms
- Walled Garden
- Recently Installed Combination Boiler
- Upvc Double Glazing & Gas Central Heating
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this two bedroomed end terraced that sits on a large corner plot providing plenty of potential for extending subject to planning permission. The property benefits from a detached single garage and further space for off road parking. The accommodation in brief comprises: - lounge, dining kitchen, conservatory and on the first floor a landing leads to two double bedrooms and shower room. The property is ideal for any first time buyer or developer as the property offers an abundance of potential.

Accommodation in Detail

Upvc double glazed door leading to:

Lounge 3.72m x 4.6m (12'2" x 15'1")

having electric fire with tiled hearth and brick surround, built-in understairs storage cupboard, thermostat for central heating, tv and BT aerial points, consumer unit for electrics, one central heating radiator and Upvc double glazed windows to front and side elevations.

Dining Kitchen 2.2m x 3.72m (7'2" x 12'2")

having range of base and wall mounted units, granite effect laminate working surface, two stainless steel circular sinks with chrome mixer tap, space for washing machine, fridge and free standing oven, tiled splashback, one central heating radiator, Upvc double glazed window to rear elevation and frosted Upvc double glazed door leading to:

Conservatory 1.91m x 1.35m (6'4" x 4'5")

having Upvc double glazed units, electric panel heater, lighting, electrics and Upvc double glazed door leading to rear garden.

On The First Floor

Landing

having access to loft space.

Master Bedroom 3.72m x 3m (12'2" x 9'10")

having built-in triple wardrobes with overhead storage, built-in overstairs storage cupboard housing the newly installed Worcester Bosch combi boiler, one central heating radiator and two Upvc double glazed windows to front elevation.

Bedroom Two 3.72m x 2.22m (12'2" x 7'4")

having one central heating radiator and Upvc double glazed window to rear elevation.

Shower Room 1.71m x 1.81m (5'7" x 5'11")

having low level wc, pedestal wash basin with chrome taps, large walk-in shower cubicle with electric shower together with aqua panelling and glass shower screen, extractor fan, one central heating radiator and frosted Upvc double glazed window to side elevation.

Outside

The property sits on a large corner plot. To the front and side is a good sized garden which is mainly laid to lawn with gravelled borders, paved pathway leads to the front door and gives side access. To the rear is a fully enclosed garden with full height garden wall, large paved patio area, low maintenance gravelled areas and a garden shed. Beyond the rear garden is a detached single garage and further land providing off road parking.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

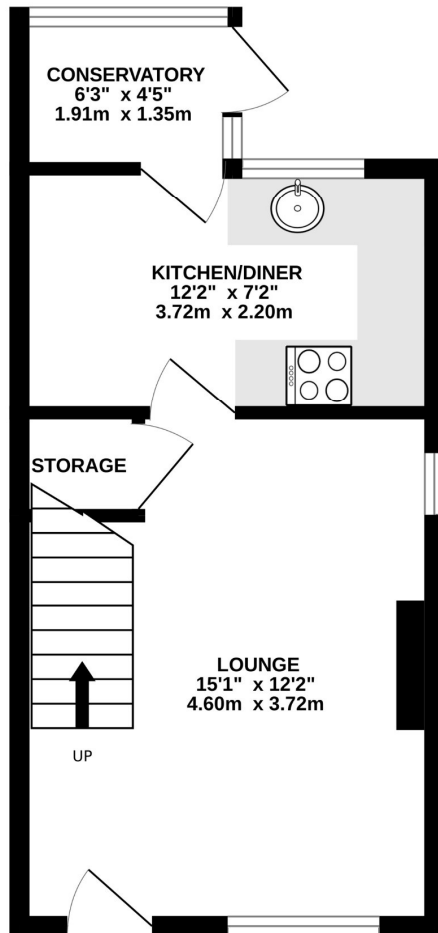
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

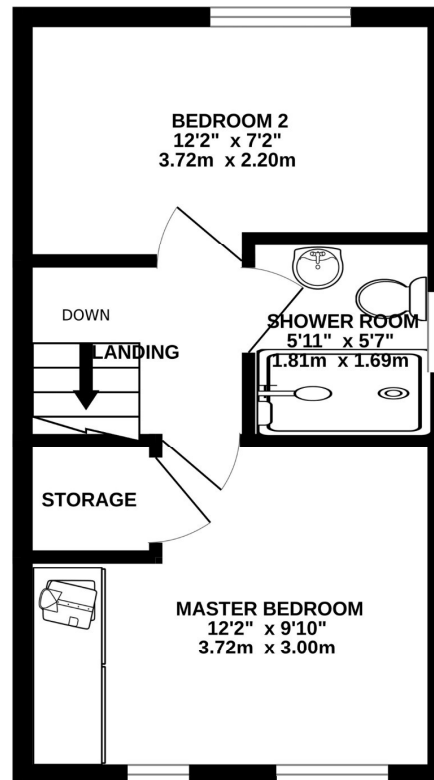
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



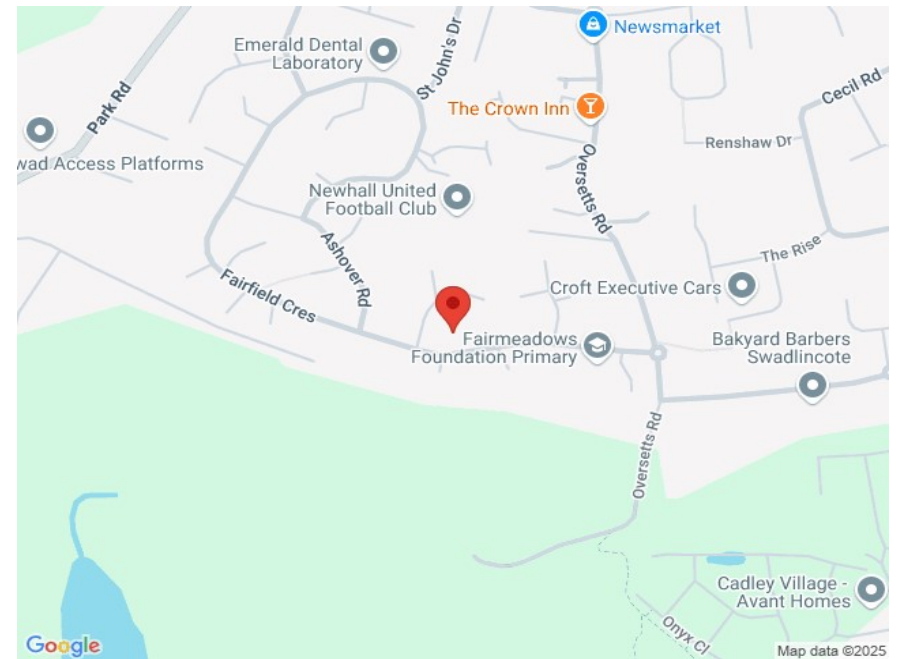
1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		