



Midway Road, Swadlincote

 4  1  2

£150,000



Key Features

- Mid Terraced Home
- Four Bedrooms
- Enclosed Rear Garden
- Good Sized Kitchen
- Two Reception Rooms
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned four bedroomed mid terraced home on a desirable road in Swadlincote. Benefitting from a loft extension, extension to kitchen and separate toilet this property is ideal for any first time buyer, family or downsizer. The accommodation in brief comprises: - entrance hall, lounge, dining room, breakfast kitchen, on the first floor a landing leads to two double bedrooms, family bathroom and separate wc and on the second floor are two further good sized bedrooms.

Accommodation In Detail

Brick arch leading to:

Storm Porch

having Minton tiling to floor and wooden door leading through to:

Entrance Hall

having understairs storage with power, consumer unit and electric meter.

Lounge 2.95m x 3.8m (9'8" x 12'6")

having fireplace with marble hearth and wooden surround, gas meter, media points, one central heating radiator and Upvc double glazed bay window to front elevation.

Dining Room 3.97m x 3.18m (13'0" x 10'5")

having gas fire with granite hearth and wooden surround, tv aerial point, staircase rising to first floor and Upvc double glazed window to rear elevation.

Breakfast Kitchen 2.42m x 5.71m (7'11" x 18'8")

having range of base and wall mounted storage units, laminate work surface, stainless steel sink and drainer with chrome mixer tap, electric oven, four ring gas hob with extractor over, gas fired boiler, controls for hot water system, space for washing machine, fridge/freezer and tumble dryer, one central

heating radiator, two Upvc double glazed windows to side and rear elevations and Upvc double glazed window to side elevation.

On The First Floor

Landing

having one central heating radiator and staircase rising to second floor.

Bedroom One 3.6m x 3.81m (11'10" x 12'6")

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

Bedroom Two 4m x 2.76m (13'1" x 9'1")

having one central heating radiator and two Upvc double glazed windows to front elevation.

Bathroom 2.42m x 1.68m (7'11" x 5'6")

having low level wc, pedestal wash basin with chrome taps, bath with chrome fittings and electric shower over together with glass shower screen, full tiling complement, shaver point, extractor fan, built-in cupboard housing the hot water cylinder, one central heating radiator and frosted Upvc double glazed window to rear elevation.

WC 1.51m x 1.24m (5'0" x 4'1")

having low level wc, pedestal wash basin with chrome taps, half height tiling, frosted Upvc double glazed window to side elevation.





Small Landing

leading to:

Bedroom Three 3.6m x 1.81m (11'10" x 5'11")

having restricted head room and two Velux windows to front elevation.

Bedroom Four

having restricted head room and two Velux windows to rear elevation.

Outside

To the front of the property is a courtyard style area. To the rear is an enclosed garden, paved patio area, side gate leads to the entrance way, brick built outbuilding and the rest of the garden is mainly laid to lawn with a small raised planter bed. At the very rear of the garden is an aviary style cage.

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.

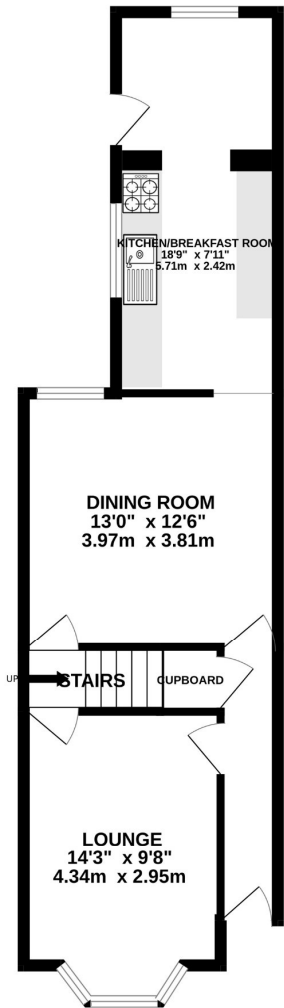
Note

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. 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..

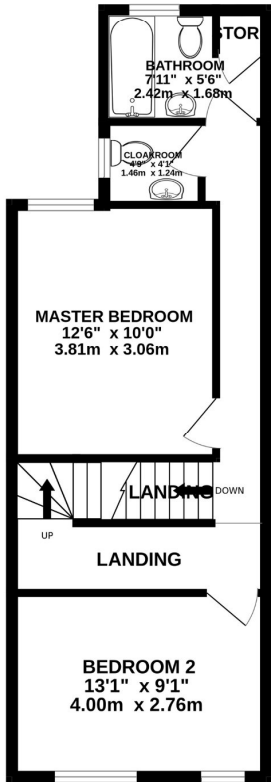




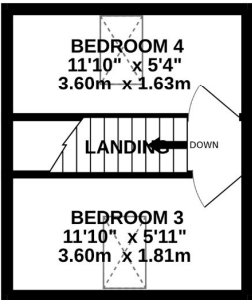
GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
166 sq.ft. (15.5 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 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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