



Sandcliffe Road, Midway, Swadlincote



3



1



2

Guide price £235,000



Key Features

- Three Bedroomed Link Detached Home
- Two Reception Rooms
- Plenty Of Off Road Parking & Garage
- Good Sized Rear Garden
- Views Over Countryside
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this three bedroomed link detached family home in the popular location of Midway. A well proportioned property in need of a little 'tlc' would be an ideal buy for any family, first time buyer or investor. In brief the accommodation comprises: - porch, entrance hall, lounge, dining room, kitchen, garden room and on the first floor a landing leads to three bedrooms and bathroom. The property sits on a good plot with plenty of frontage for parking and a well proportioned easy to maintain rear garden. Viewings Are Advised

Accommodation In Detail

Porchway 2.28m x 1.03m (7'6" x 3'5")

having frosted Upvc double glazed door leading to:

Entrance Hall

having staircase rising to first floor, thermostat for central heating system, understairs storage, one central heating radiator and chime for doorbell.

Guest Cloak Room

having low level wc, space-saving corner pedestal wash basin with chrome fittings, half tiling to walls and small glazed window to front elevation.

Lounge 3.53m x 4.04m (11'7" x 13'4")

having marble fireplace with wooden hearth and fitted gas fire, BT and tv aerial points, one central heating radiator and Upvc double glazed window to front elevation.

Dining Room 2.63m x 3.37m (8'7" x 11'1")

having one central heating radiator, serving hatch to kitchen and sliding doors leading out to rear garden.

Kitchen 2.68m x 3.37m (8'10" x 11'1")

having range of base and wall mounted units, composite sink and drainer, space for washing machine and fridge/freezer, electric single oven, gas four ring hob with extractor fan over, thermostat for central heating, one central heating radiator and frosted Upvc double glazed door leading into:

Garden Room 2.85m x 1.88m (9'5" x 6'2")

having Upvc double glazed door leading to rear patio, Upvc double glazed doors to rear and courtesy door to garage.

On The First Floor

Landing

having access to loft space, smoke alarm, cupboard housing hot water immersion heater and Upvc double glazed window to side elevation.

Master Bedroom 3.08m x 4.06m (10'1" x 13'4")

having tv aerial point, built-in double wardrobes, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Two 3.08m x 3.43m (10'1" x 11'4")

having one central heating radiator, built-in triple wardrobes and Upvc double glazed window to rear elevation.

Bedroom Three 2.30m x 2.44m (7'6" x 8'0")

having tv aerial point, one central heating radiator and Upvc double glazed window to front elevation.

Bathroom 1.63m x 2.28m (5'4" x 7'6")

having low level wc, pedestal wash basin with chrome fittings, bath with electric shower over and chrome taps, full tiling complement, one central heating radiator and frosted Upvc double glazed window to rear elevation.

Outside

To the front of the property is a large tarmac driveway leading to the single garage, and there is a gravelled fore garden. To the rear is a low maintenance fully enclosed garden comprising paved patio and gravelled areas.

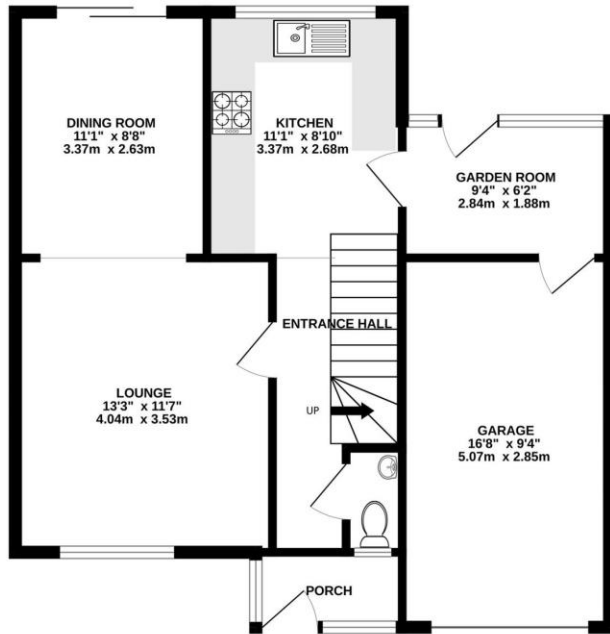
Services 0.00m x 0.00m (0'0" x 0'0")

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

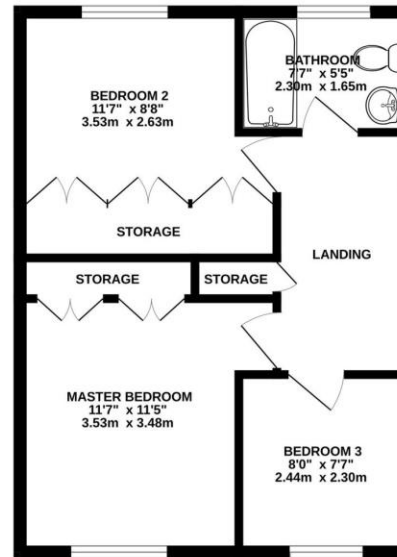
Measurement 0.00m x 0.00m (0'0" x 0'0")

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

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		46 E
21-38	F		
1-20	G		

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.

