



Masefield Avenue, Midway,
Swadlincote



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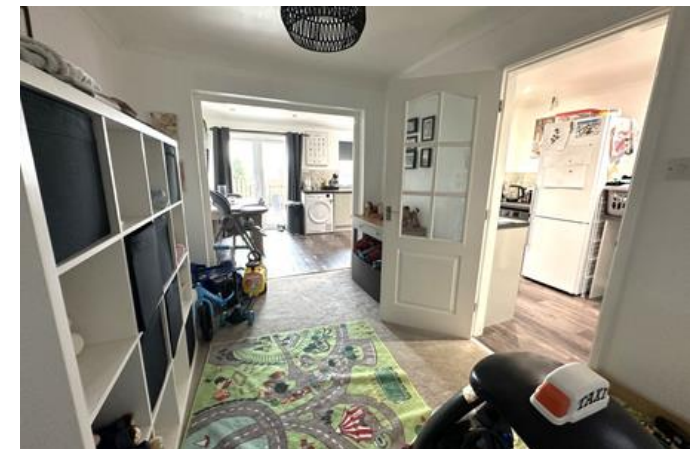
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Guide price £235,000



Key Features

- Semi Detached Home
- Three Bedrooms
- Driveway & Detached Garge
- Extended To Provide Three Reception Rooms
- Upvc Double Glazing
- Gas Fired Central Heating
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented extended three bedroomed semi detached property. In brief the property comprises: - entrance hall, lounge, living kitchen diner and on the first floor a landing leads to two double bedrooms, single bedroom and family bathroom. There is an enclosed rear garden which is split over two levels, and to the front is a driveway leading to a detached single garage.

Accommodation In Detail

Wooden double glazed door with double glazed side panel leading to:

Entrance Hall

having smoke alarm, understairs storage, one central heating radiator and click vinyl wood effect flooring.

Living Dining Kitchen 4.55m x 5.40m (14'11" x 17'8")

having a range of base and wall mounted storage units, composite sink and drainer with chrome mixer tap, electric oven with four ring gas hob and extractor over, built-in dishwasher, space for washing machine and tumble dryer, granite effect worktop, tiled splashback, click vinyl wood effect flooring, one central heating radiator, Upvc double glazed French doors leading out to rear patio and Upvc double glazed window to rear elevation.

Dining Room 2.48m x 3.97m (8'1" x 13'0")

having staircase rising to first floor, understairs storage, one central heating radiator and smoke alarm.

Lounge 4.77m x 3.42m (15'7" x 11'2")

having mantle piece, BT point, one central heating radiator and Upvc double glazed bow window to front elevation.

On The First Floor

Landing

having access to loft space, storage cupboard, controls for central heating, one central heating radiator and Upvc double glazed window to side elevation.



Bedroom One 2.87m x 3.51m (9'5" x 11'6")

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

Bedroom Two 2.78m x 3.03m (9'1" x 9'11")

having a good sized walk-in wardrobe with rails and shelving, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 1.84m x 2.60m (6'0" x 8'6")

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

Bathroom 1.82m x 2.10m (6'0" x 6'11")

having low level wc with hidden cistern, high gloss vanity wash basin with chrome mixer tap, bath with thermostatic shower over, full tiling, extractor fan, shaver point, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.

Outside

To the front of the property is a block paved driveway providing parking for two vehicles and leading to a single garage, slated borders and picket fence. To the rear is a split level garden, half patio area and to the lower part is a mainly lawned garden.

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

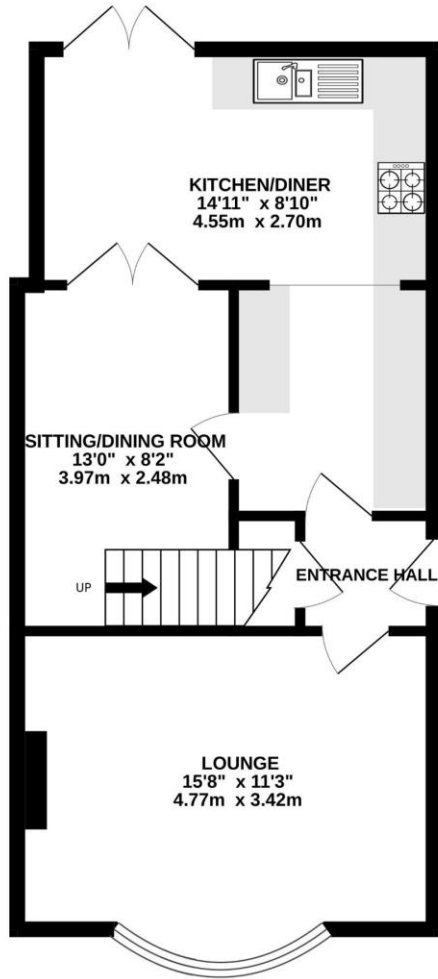
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

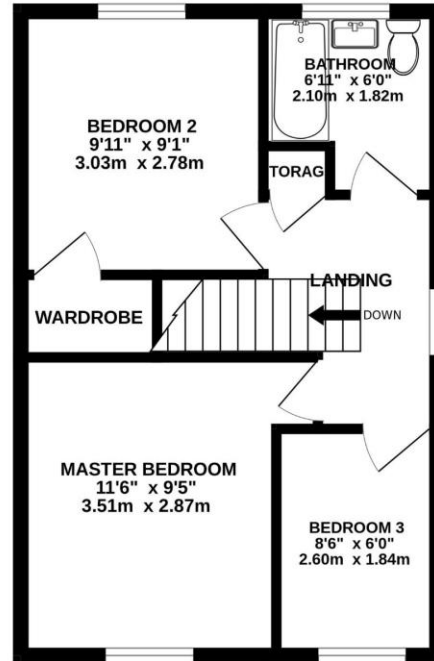
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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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