



Harvest Hill, Midway, Swadlincote





£190,000



## Key Features

- Semi Detached Bungalow
- Two Double Bedrooms
- Popular Location
- Detached Single Garage & Driveway
- Private Rear Garden
- In Need Of Modernisation
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned two bedroomed semi detached bungalow in the popular residential area of Midway. Benefitting from two double bedrooms, great sized lounge, separate kitchen and bathroom with a bit of modernisation this property would be perfect for any down-sizer. Externally the property benefits from off road parking for up to three vehicles and having a detached single garage. Viewings are highly recommended.

### Accommodation In Detail

Traditional wooden door leading to:

#### Entrance Hall

having consumer unit for electrics, access to loft space, thermostat for central heating and built-in cupboard with range of shelving.

#### Lounge 3.81m x 4.4m (12'6" x 14'5")

having open fire with tiled hearth and brick surround, BT point, tv aerial point, one central heating radiator and wooden double glazed sliding patio doors to rear elevation.

#### Kitchen 2.56m x 2.78m (8'5" x 9'1")

having range of base and wall mounted units, wood effect laminate working surface, four ring gas hob with extractor over, electric single oven, space for dishwasher, washing machine and fridge/freezer, stainless steel sink and drainer with chrome mixer tap, combination gas fired boiler, one central heating radiator, wooden glazed door to side elevation and Upvc double glazed window to rear.

#### Bathroom 1.78m x 1.81m (5'10" x 5'11")

having low level wc, pedestal wash basin with chrome taps, bath with chrome fittings and electric shower over, tiled splashback to sink and toilet, full tiling around bath area, wall mounted light with shaver point, one central heating radiator and frosted Upvc double glazed window to side elevation.



#### Master Bedroom 2.6m x 3.95m (8'6" x 13'0")

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

#### Bedroom Two 2.78m x 3m (9'1" x 9'10")

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

#### Outside

To the front of the property there is a good sized fore garden bounded by box hedging, the rest is mainly laid to lawn and a concrete driveway provides parking for three vehicles. There is a single detached garage. To the rear is a fully enclosed garden with patio area and lawned garden.

#### Garage

having up and over door, wooden side door and wooden window.

#### 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

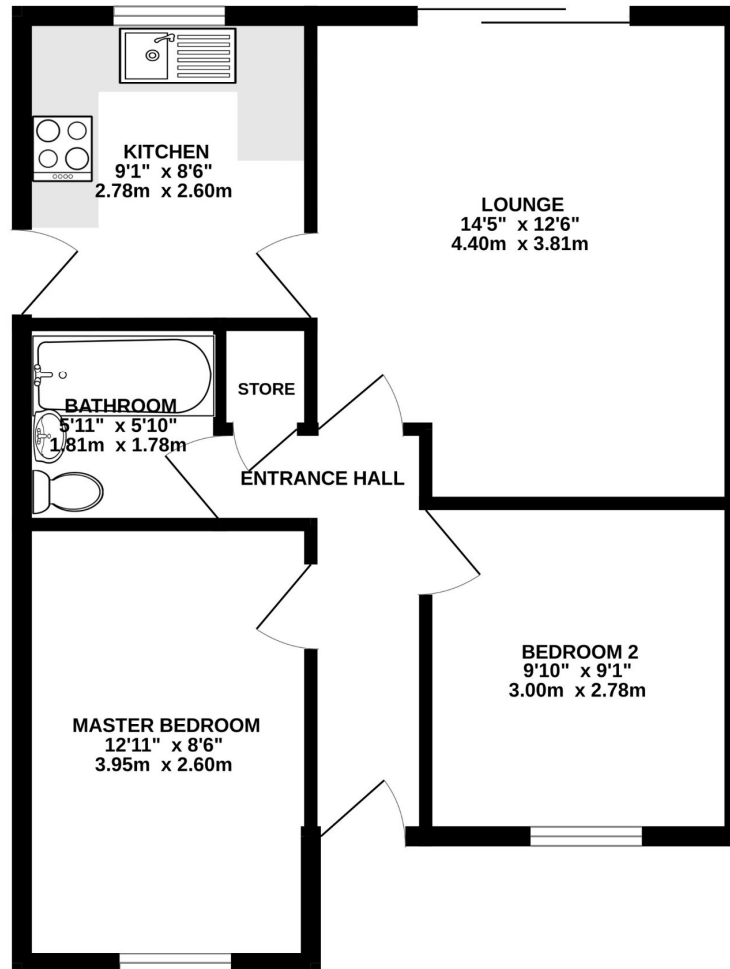
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### 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  
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.4 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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