



Burton Road, Midway, Swadlincote



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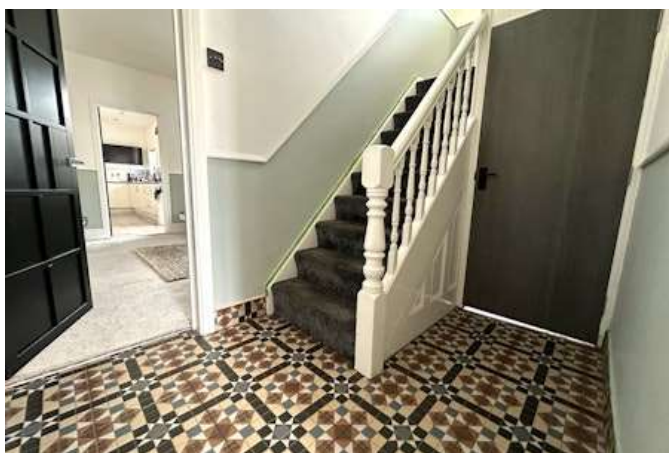
£225,000



Key Features

- Three Bedroomed Semi Detached Home
- Immaculately Presented
- Abundance Of Features
- Good Sized Rear Garden
- Utility Room & Guest Cloak Room
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented three double bedrooomed semi detached home on a prominent road in Midway. Having an abundance of original features viewings of this property are highly recommended. In brief the accommodation comprises: - porch, entrance hall, guest cloak room, lounge, dining room, breakfast kitchen and utility room. On the first floor a landing leads to three double bedrooms and a beautifully presented shower room. Outside is a good sized enclosed rear garden with plenty of room for entertaining.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Porch

having light, Minton tiled floor and composite frosted double glazed door leading to:

Entrance Hall

having staircase rising to first floor, feature wood panelling to walls, thermostat for central heating, mosaic tiling to floor and one central heating radiator.

Guest Cloak Room

having built-in understairs storage, low level wc, vanity wash basin with chrome mixer tap, consumer unit for electrics, cupboard housing meter for electric, wall mounted heater and frosted Upvc double glazed window to side elevation.

Lounge

having media points, one central heating radiator and Upvc double glazed full height bay window to front elevation.

Dining Room

4.2m x 3.65m (13'10" x 12'0")
having multi fuel log burner with granite hearth, built-in original cupboards and shelving, one central heating radiator and two Upvc double glazed windows to side and rear elevations.

Breakfast Kitchen

2.53m x 5.3m (8'4" x 17'5")
having range of base units, quartz effect work surface, four ring gas hob, electric oven, composite sink and drainer with black mixer tap, feature panelling to walls, tiled splashback, one central heating radiator, two Upvc double glazed windows to side elevation and composite frosted double glazed door to side.

Utility Room

2.53m x 1.04m (8'4" x 3'5")
having range of base and wall mounted units, wood effect laminate work surface, space for washing machine, gas fired combination boiler, panelling to walls and frosted Upvc double glazed window to side elevation.

On The First Floor

Landing

having access to loft space, one central heating radiator and Upvc double glazed window.

Master Bedroom

4.2m x 3.61m (13'10" x 11'10")
having panelling to two walls, built-in shelving, two central heating radiators and Upvc double glazed window to front elevation.

Bedroom Two

3.32m x 3.66m (10'11" x 12'0")
having cast iron original fireplace, panelling to wall, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three

2.51m x 2.76m (8'2" x 9'1")
having one central heating radiator and Upvc double glazed window to rear elevation.

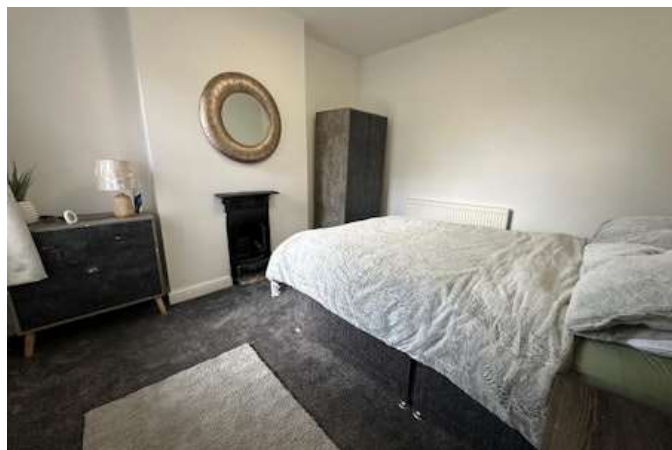


Family Shower Room 1.7m x 2.46m (5'7" x 8'1")

having low level wc, vanity wash basin with chrome mixer tap, walk-in shower cubicle with glass shower screen and chrome thermostatic waterfall shower over, extractor fan, full tiling complement, chrome heated towel radiator and frosted Upvc double glazed window to side elevation.

Outside

To the front of the property is a courtyard style garden which is low maintenance with gravelled area and mature plants and bushes. There is a block paved pathway leading to front door and side gate. To the rear is a fully enclosed garden with mature planter beds, fruit trees, pergola seating area, further pergola with decked area and the rest of the garden is mainly laid to lawn.



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

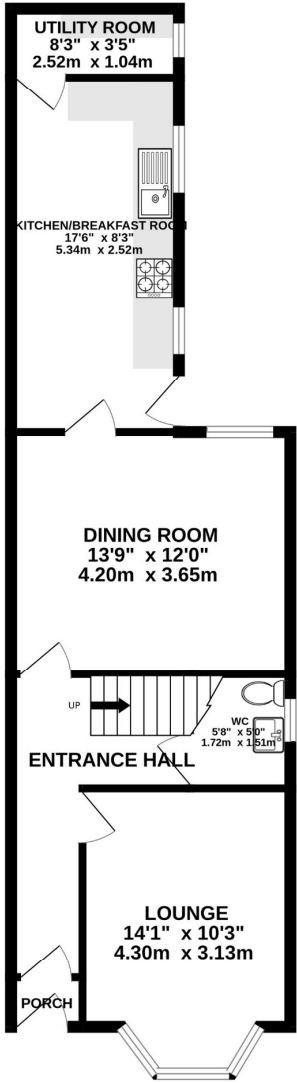
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

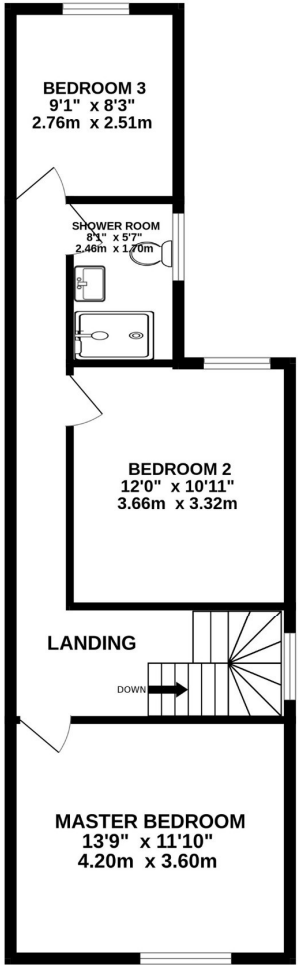
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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