



Warren Hill, Newhall, Swadlincote,
Derbyshire



£165,000



Key Features

- Two Bedroomed Semi Detached Home
- Off Road Parking For Two Vehicles
- Good Sized Master Bedrooms
- Good Sized Kitchen
- Guest Cloak Room
- Well Fitted Shower Room
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned two bedroomed semi detached home in a quiet cul de sac in Newhall. Benefiting from off road parking for two vehicles and a good sized rear garden this property is ideal for any first time buyer or investor. In brief the accommodation comprises: - lounge diner, breakfast kitchen, guest cloak room and on the first floor a landing leads to two bedrooms and a well fitted shower room.

Accommodation In Detail

Frosted Upvc double glazed door leading to

Lounge Diner 3.58m x 4.44m (11'8" x 14'7")

having staircase rising to first floor, media points, one central heating radiator and Upvc double glazed bay window to front elevation.

Breakfast Kitchen 2.58m x 2.98m (8'6" x 9'10")

having range of base and wall mounted units, granite effect work surface, single electric oven, four ring gas hob with extractor over, stainless steel sink and drainer, space for washing machine, cupboard housing gas fired boiler, tiled splashback, space for fridge/freezer, one central heating radiator and Upvc double glazed window to rear elevation.

Guest Cloak Room 0.89m x 1.52m (2'11" x 5'0")

having low level wc, pedestal wash basin with chrome taps, consumer unit for electrics, extractor fan, one central heating radiator and frosted Upvc double glazed window to rear elevation.

Lobby Area

having thermostat for central heating and frosted Upvc double glazed door to side elevation.

On The First Floor

Landing

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

Master Bedroom 3.04m x 3.58m (10'0" x 11'8")

having built-in overstairs storage cupboard, tv aerial point, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Two 1.92m x 3.46m (6'4" x 11'5")

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

Shower Room 1.52m x 2.35m (5'0" x 7'8")

having low level wc, pedestal wash basin with chrome taps, walk-in shower with sliding glass door together with chrome shower and hand held shower, aqua lining to walls, extractor fan, chrome heated towel radiator and frosted Upvc double glazed window to front elevation.

Outside

To the front of the property is a double width block paved driveway for two vehicles and a paved path leads to the front door. To the rear is a fully enclosed garden with a good sized patio, lawned area and at the bottom of the garden is a further paved area with garden shed.

Services

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

Measurement

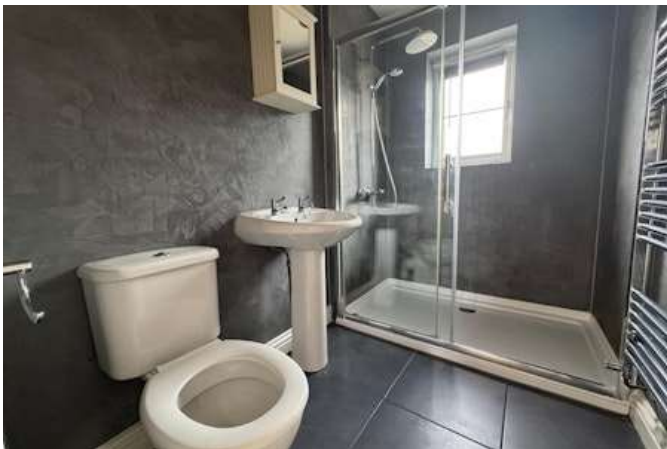
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

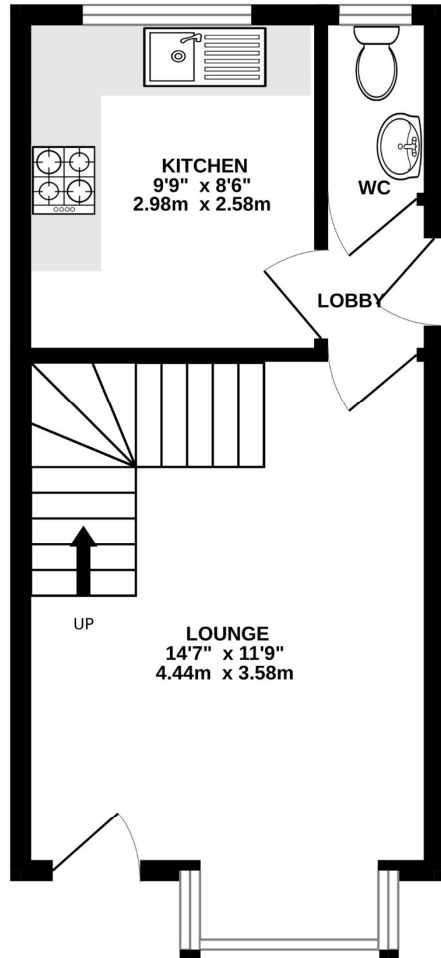
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

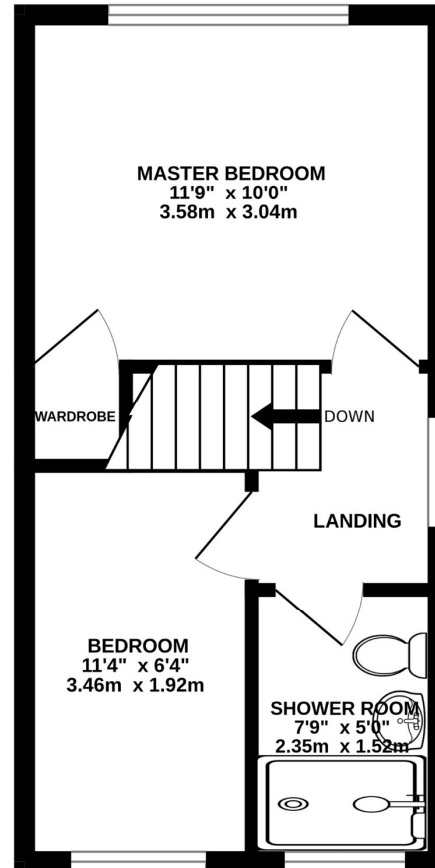
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.2 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.



