



Cloverdale, Midway, Swadlincote





£160,000



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## Key Features

- Two Bedroomed Semi Detached Home
- Sought After Residential Area
- No Upward Chain
- Plenty Of Off Road Parking
- Good Sized Rear Garden
- Neutral Decor Throuhout
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned two bedroomed semi detached home on a sought after residential estate in Midway. Nestled within the estate on a quiet cul de sac the property offers an abundance of off road parking and low maintenance, fully enclosed rear garden. In brief the accommodation comprises: - lounge diner, breakfast kitchen and on the first floor a landing leads to two double bedrooms and bathroom.

### Accommodation In Detail

Upvc double glazed door leading to:



### Lounge Diner 3.7m x 4.54m (12'1" x 14'11")

having staircase rising to first floor, understairs storage cupboard, gas fire with marble hearth and surround, tv aerial point, consumer unit for electrics BT point, two central heating radiators and Upvc double glazed window to front elevation.

### Kitchen 3.7m x 2.2m (12'1" x 7'2")

having range of base and wall mounted units, laminate work surface, under counter electric oven, five ring gas hob with extractor over, space for washing machine, fridge and freezer, breakfast bar, stainless steel sink and drainer with chrome mixer tap, tiled splashback, recently re-fitted gas fired combination boiler, one central heating radiator, Upvc double glazed window to rear elevation and frosted Upvc double glazed door to rear.

### On The First Floor

#### Landing

having access to loft space.

### Bedroom One 3.7m x 2.96m (12'1" x 9'8")

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



### Bedroom Two 3.7m x 2.21m (12'1" x 7'4")

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

### Bathroom 1.81m x 1.71m (5'11" x 5'7")

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

### Outside

To the front of the property is a block paved driveway providing parking for up to three vehicles, to the side is a further block paved driveway leading to a side gate. To the rear is a fully enclosed garden with a good sized block paved patio area for entertaining, garden shed and a gravelled area.

### 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

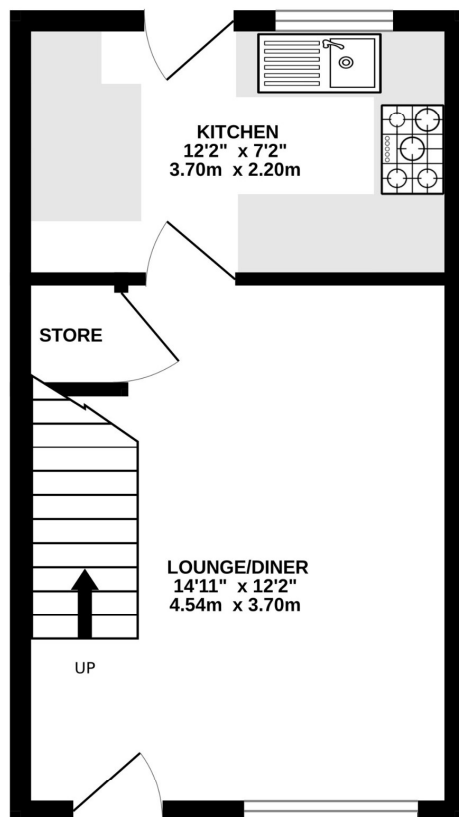
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

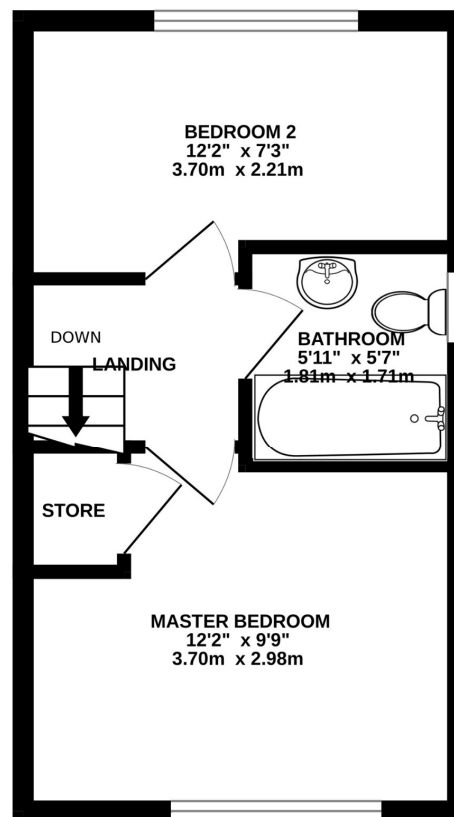
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



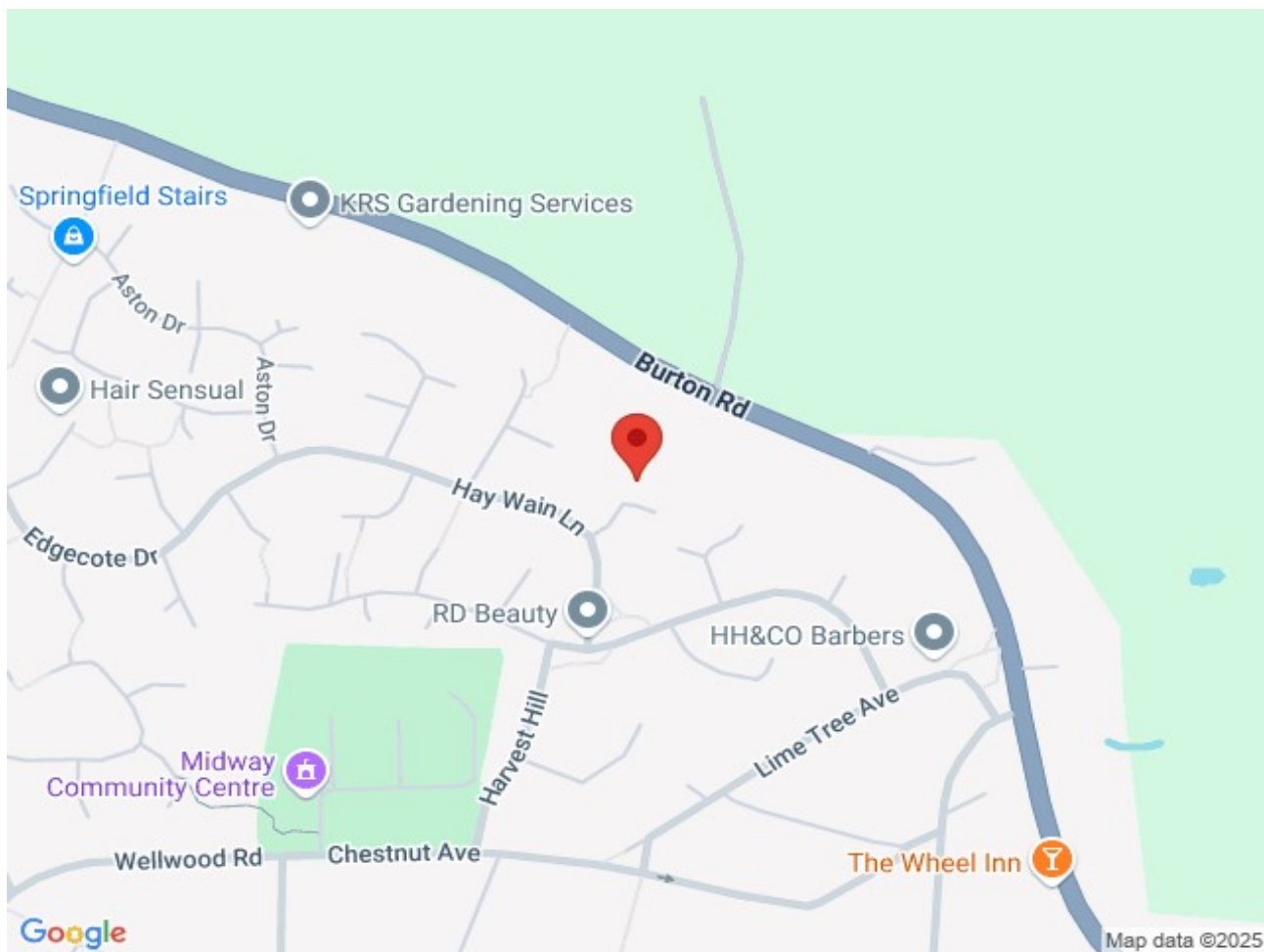
1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 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		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs:		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		