



Hartshorne Road, Woodville, Swadlincote

Swadlincote

£135,000

Council Tax Band: A

Property Type: Semi Detached House

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Ideal investment opportunity – This two-bedroom semi-detached home on Hartshorne Road offers excellent investment potential .

The property features two spacious reception rooms, fitted kitchen, ground floor bathroom and two double bedrooms. Outside, there is a low-maintenance fore garden with potential for off-road parking (subject to consent) and a generous rear garden with side access.

Situated close to local amenities, schools and transport links, this competitively priced home is offered with no upward chain and is perfect for investors or buyers looking for a project.

- 2 Bedroom Semi-Detached Home with No Upward Chain
- Spacious Lounge
- Dining Room
- Kitchen
- Groundfloor Bathroom
- Two Double Bedrooms
- Private Rear Garden
- Potential for Off Road Parking
- Investment opportunity
- EPC: TBC / TAX BAND: A



LOCATION:

The property is ideally located on Hartshorne Road in the popular village of Woodville, offering excellent access to a wide range of local amenities including shops, schools, healthcare services and leisure facilities. Woodville is well positioned for commuters, with convenient road links to Swadlincote, Burton upon Trent, Ashby-de-la-Zouch and Derby, as well as easy access to the A511, A444, A42 and the M1 motorway network. The area is also close to open countryside and recreational spaces, providing a great balance of both convenience and lifestyle.

OVERVIEW:

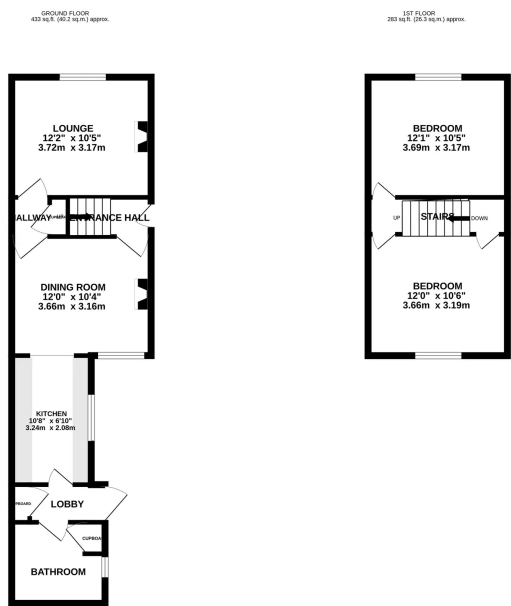
Liz Milsom Properties are delighted to offer for sale this two-bedroom mid-terrace home on Hartshorne Road, Swadlincote. Coming to the market at £150,000, this property represents an ideal investment opportunity and is perfect for those looking for a project.

To the front, the property enjoys a low-maintenance gravelled fore garden which could be adapted for off-road parking, subject to the kerb being dropped. On entering the home, you are welcomed into a spacious dining room with rear garden views, a wall-hung electric fire and direct access to the kitchen. The kitchen offers a range of white wall and base units with complementary work surfaces and space for appliances, with a door leading to the inner lobby, family bathroom and rear garden. The bathroom comprises a three-piece suite including a panelled bath with shower over, WC and wash hand basin, and also houses the boiler. Off the dining room is a useful storage cupboard and access to the front lounge, a bright and spacious reception room with electric fire.

Upstairs, the property boasts two generous double bedrooms. Bedroom One is located to the front and provides loft access, while Bedroom Two overlooks the rear garden and features a useful storage cupboard.

Externally, the rear garden is of excellent size, mainly laid to lawn with fenced boundaries for privacy, a secure side gate and a garden shed.





TOTAL FLOOR AREA: 716 sq ft (66.6 sq m) approx.

While every effort has been made to ensure the accuracy of the foregoing particulars, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans for the purposes of this offer are intended to assist in the sale of the prospective purchase. The services, fixtures and fittings shown have not been tested and no guarantee is made with respect to their condition.





