



Offers in the region of £175,000
Providence Place, Swillington Common



Brought to the market for sale is this two bedroom property located on Cross Row. Call our office on 01132823056 for more information or to arrange a viewing!

Offered for sale is this well-presented **two-bedroom extended mid-terrace home**, ideally located on **Cross Row, Swillington Common**. An excellent opportunity for **first-time buyers**, the property combines a practical layout with a convenient commuter-friendly location.

The accommodation briefly comprises:

Ground Floor - a fitted kitchen and a spacious **lounge/diner**, ideal for both everyday living and entertaining.

First Floor - two well-proportioned bedrooms and a modern house bathroom.

The property further benefits from **double glazing** and **gas central heating** throughout.

Externally, there is an **allocated parking area to the front**. To the rear is a **generous-length garden**, mainly laid to lawn with a patio area, providing an excellent outdoor space.

Cross Row enjoys **easy access to the national motorway network**, making it an ideal base for commuters. A wide range of amenities can be found nearby at **The Springs and Colton Retail Park**.

For further information or to arrange a viewing, please contact **Tudor Sales & Lettings on 0113 282 3056**.

Kitchen 2.87m x 4.01m (9' 5" x 13' 2")

A modern kitchen fitted with a range of wall and base units. Laminated worktops and upstands. Integrated appliances include: - oven, microwave and a dishwasher. There is a cupboard where you can house a washing machine and tumble dryer. Gas hob with extractor hood over. Sink and tap. Double glazed window. Vertical radiator.

Lounge 6.60m x 4.04m (21' 8" x 13' 3")

A spacious lounge diner with a double glazed window to the rear. Central heating radiators. Coving to ceiling. Stairs lead to the first floor.

Bedroom 1 3.53m x 2.54m (11' 7" x 8' 4")

Fitted wardrobes. Double glazed window to the front. Central heating radiator. Coving to ceiling.

Bedroom 2 2.82m x 2.08m (9' 3" x 6' 10")

Double glazed window and gas central heating.

Bathroom 1.88m x 1.80m (6' 2" x 5' 11")

Three piece white suite comprising of: - bath with shower over, vanity unit and a wc. Heated towel rail. Double glazed window.

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Coming soon

