



 **2**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**



**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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