



37 Fairfield Crescent, Newhall, Swadlincote, DE11 0SX
£179,950

The Property Perspective

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Swadlincote provides local shops, pubs and eateries alongside an Odeon Cinema, Leisure Centre with a full range of facilities, the ever popular Snowsports dry Ski Centre and Eureka Park, dating back to the 1920's offering tennis courts, a bowling green and children's playground. Situated within a short proximity of excellent road networks, the A511 trunk road with direct routes to both Burton upon Trent and Ashby de la Zouch and the A444 both just a short travel distance away, offering easy access to Tamworth, Derby and all major Midlands cities and Railway links.

ENTRANCE HALL

Stairs to first floor, wood laminate flooring

LOUNGE AREA 13'9" x 11'9" (4.2 x 3.6)

Double glazed window to front aspect, wood laminate flooring

KITCHEN DINING ROOM 15'1" x 8'6" (4.6 x 2.6)

Double glazed doors and window to rear aspect, fitted with a matching range of floor and wall units with work surfaces over, integrated and free standing appliances, tiled flooring, dining area

CONSERVATORY 8'6" x 8'6" (2.6 x 2.6)

Double glazed with tiled flooring and access to gardens

FIRST FLOOR LANDING

Loft access, carpet flooring

BEDROOM 11'9" x 8'6" (3.6 x 2.6)

Double glazed window, carpet flooring

BEDROOM 10'5" x 8'6" (3.2 x 2.6)

Double glazed window, carpet flooring

BEDROOM 9'6" x 6'2" (2.9 x 1.9)

Double glazed window, carpet flooring

BATHROOM

Matching white bathroom suite with tiled surrounds, frosted double glazed window, tiled surrounds

OUTSIDE

Private rear gardens fully enclosed by panel fencing, lawn and patio area, good degrees of privacy

