



GRANT'S
OF DERBYSHIRE

Swanwick Road, Alferton DE55 1LJ
£675

Grant's of Derbyshire are pleased to offer To Let, this mid-terrace, two bedroom property, located in Swanwick. The property benefits from uPVC double glazing and gas central heating. The property briefly comprises; Living Room, Dining Room and Kitchen to the ground floor, then Two Bedrooms & a Shower Room to the first floor. Also benefiting gardens to the front and rear. No pets. Non-smokers. Available Mid June 2025

Ground Floor

The property is accessed through the paved path where a part glazed uPVC door opens into the

Living Room 10'5" x 10'4" (3.18 x 3.15)

With a large uPVC window to the front aspect. There is a brick fireplace with built in shelving to the chimney recess. TV point. A door leads through to the

Dining Room 11'8" x 11'6" (3.58 x 3.52)

Another good sized reception room with a window to the rear aspect. An opening leads through to the

Kitchen 7'4" x 6'5" (2.24 x 1.98)

With vinyl flooring. This kitchen is fitted with range of wall, base and drawer units with a composite worktop over, inset stainless steel sink and space and plumbing for a washing machine and fridge. Integrated appliances include an electric oven and gas hob with extractor hood over. There are uPVC double glazed windows to the rear and side aspects and a fully glazed uPVC door which leads out to the side.

First Floor

Stairs leading up from the ground floor reach a landing area from where a door opens to bedrooms one and two and the shower room.

Bedroom One 14'2" x 10'5" (4.34 x 3.18)

A good sized double room with a window to the front aspect.

Shower Room 13'3" x 3'2" (4.06 x 0.98)

With vinyl flooring and a modern three piece suite comprising of a shower cubicle. There is a pedestal sink with mixer tap and a dual flush WC. Chrome heated towel rail and an obscure glass uPVC double glazed window to the rear aspect.

Bedroom Two 11'8" x 8'8" (3.58 x 2.66)

Another good sized double room with a window to the rear aspect with an outlook of the garden.

Outside

To the rear of the home there is a paved patio area and a good sized lawned garden.

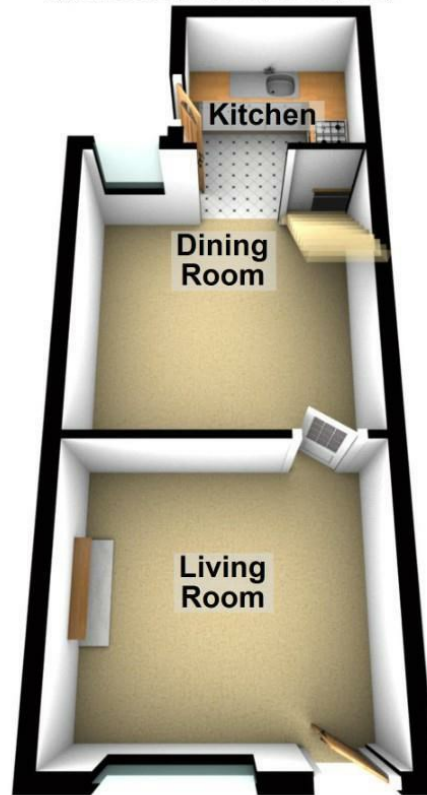
Council Tax Information

We are informed by Amber Valley Council that this home falls within Council Tax Band A which is currently £1391 per annum.



Ground Floor

Approx. 28.5 sq. metres (306.4 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.1 sq. feet)



Total area: approx. 60.2 sq. metres (647.6 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

