

# Farm Side, Newhall, Swadlincote



# Farm Side, Newhall, Swadlincote, DE11 0RP





# **Property Description**

A three bedroom terraced home in a popular location in Newhall, Swadlincote that offers a great opportunity to a young family to get on the property ladder. Located in a quiet residential neighbourhood, this fantastic property offers plenty of positives. With a single garage, lounge, conservatory and a good sized rear garden, not too mention ample sized bedrooms! This could be the perfect property for you! Book your viewing with Burchell Edwards today!

## **Entrance Porch**

Double glazed door to front elevation and double glazed window to side elevation.

#### Lounge

14' 7" x 15' 5" (  $4.45m\ x\ 4.70m$  ) Double glazed window to front elevation, central heating radiator and stairs to first floor accommodation.

## **Kitchen**

14' 7" max x 9' 8" max ( 4.45m max x 2.95m max ) Double glazed window and doors to conservatory, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for cooker and washing machine.

# Conservatory

14' 1" x 6' 1" ( 4.29m x 1.85m ) Double glazed windows to rear and side elevations, wall and base storage units.

# Landing

Loft access via hatch and airing cupboard housing central heating boiler.

# **Bedroom One**

12' 2" plus wardrobe x 7' 10" ( 3.71m plus wardrobe x 2.39m ) Double glazed window to front elevation, central heating radiator.

# Bedroom Two

7' 10" x 11' max ( 2.39m x 3.35m max ) Double glazed window to rear elevation and central heating radiator.

# **Bedroom Three**

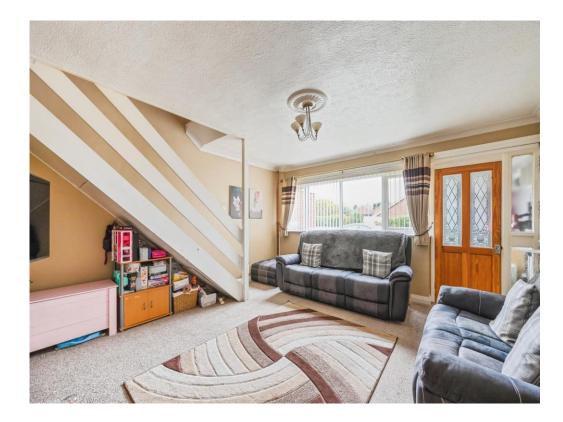
 $6^{\prime}\,5^{\rm v}$  x 7' 11" ( 1.96m x 2.41m ) Double glazed window to front elevation and central heating radiator.

# Bathroom

Double glazed window to rear elevation, W.C, wash hand basin with vanity, shower over bath and heated towel rail.

# **Rear Garden**

Slabbed patio and laid to lawn.











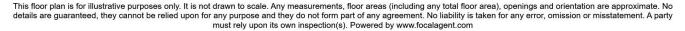






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To view this property please contact Burchell Edwards on

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Britannia House Station Street BURTON-ON-TRENT DE14 1AN EPC Rating: C Council Tax Band: A

Tenure: Freehold





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