



Birch Avenue, Newhall, Swadlincote





Property Description

A well presented two bedroom, two reception room semi detached bungalow that would be perfect for a person looking to downsize to single level living. Located in a popular residential area with plenty of local activity, this fantastic property is well suited to those that want to keep active. Offering two reception rooms, two double bedrooms, kitchen, bathroom, single garage and well maintained front and rear gardens. Book your viewing with Burchell Edwards today!

Approach

Large driveway providing off road parking.

Entrance Hallway

Door to front elevation and central heating radiator.

Living Room

15' 6" x 11' 9" (4.72m x 3.58m)

Double glazed window to rear elevation and central heating radiator.

Kitchen

8' 3" x 8' (2.51m x 2.44m)

Double glazed window to side elevation, double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, space and plumbing for appliances and central heating radiator.

Conservatory

9' 9" x 6' 7" (2.97m x 2.01m)

Of UPVC double glazed construction incorporating a door out to the rear garden.

Bedroom One

10' 10" x 9' 7" plus wardrobe (3.30m x 2.92m plus wardrobe)

Double glazed window to front elevation, built in wardrobes and central heating radiator.

Bedroom Two

8' 10" x 8' (2.69m x 2.44m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, wash hand basin, WC, loft access, storage cupboard, shower and central heating radiator.

Garage

Electronically controlled roller door and window to rear elevation.

Garden

Mature garden with slabbed patio area, lawn, gravelled area and gate giving access to the front of the property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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