



Salisbury Drive, Midway, Swadlincote, DE11 7LD

Nicholas
Humphreys

£169,950

**** Semi Detached Home ** Modern Interior Accommodation ** Modern Fitted Kitchen With Appliances ** Two Double Bedrooms ****

A well-presented and improved two double bedroom semi-detached home, situated in a popular residential location in Midway, close to Swadlincote Town Centre. Featuring a cosy lounge with log burning stove, modern open-plan dining kitchen with integrated appliances, front porch, two double bedrooms and a contemporary family bathroom.

With double-width parking to the front and an enclosed rear garden with patio, lawn and outbuildings. Ideal for first or second time buyers. Viewing highly recommended



The Accommodation

A well-presented and improved semi-detached home, situated within a popular residential location in Midway, conveniently positioned close to Swadlincote Town Centre and a range of local amenities. This attractive property offers thoughtfully updated accommodation throughout and is ideally suited to first or second time buyers.

The accommodation begins with a front entrance door leading into an enclosed porch, having a UPVC double glazed window and decorative glazed door opening through to the main living space. The lounge occupies the front aspect of the home and is centred around a charming log burning stove set within a feature fireplace, creating a warm and inviting focal point. The room also benefits from a double radiator, UPVC double glazed window and staircase rising to the first floor, with a useful under-stairs storage cupboard.

Positioned across the rear elevation is the modernised open-plan dining kitchen, providing a stylish and functional space for everyday living and entertaining. The kitchen area offers a comprehensive range of fitted base units and eye-level wall cupboards, useful built-in pantry cupboard and a selection of concealed appliances including dishwasher, fridge, freezer and washing machine, alongside a built-in oven with electric hob. A UPVC double glazed window and rear door provide access to the garden, whilst ceramic tiled flooring flows seamlessly through to the dining area. The dining space enjoys French patio doors opening onto the rear garden.

To the first floor, the landing leads to two generously sized double bedrooms. The master bedroom is positioned to the front elevation and benefits from two UPVC double glazed windows and a built-in wardrobe. The second double bedroom is located to the rear, enjoying views over the garden and also featuring a built-in double wardrobe. The accommodation is completed by a modern fitted family bathroom, comprising a three-piece white suite including WC, hand wash basin with storage below and a panelled bath with electric shower over, complemented by tiled walls, a heated towel rail and an airing cupboard housing the gas-fired combination boiler.

Externally, the property offers double-width off-road parking to the front alongside a low-maintenance garden. Gated side access leads to the enclosed rear garden, which is well established and features an extensive paved patio area, raised lawn and fenced boundaries. There is also the added benefit of purpose-built outbuildings and an external WC.

The home is fully UPVC double glazed and gas centrally heated throughout, offering a ready-to-move-into opportunity. Viewings are strictly by appointment only.

Awaiting EPC inspection

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Local Authority: South Derbyshire Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile

signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: www.gov.uk/government/organisations/environment-agency

An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

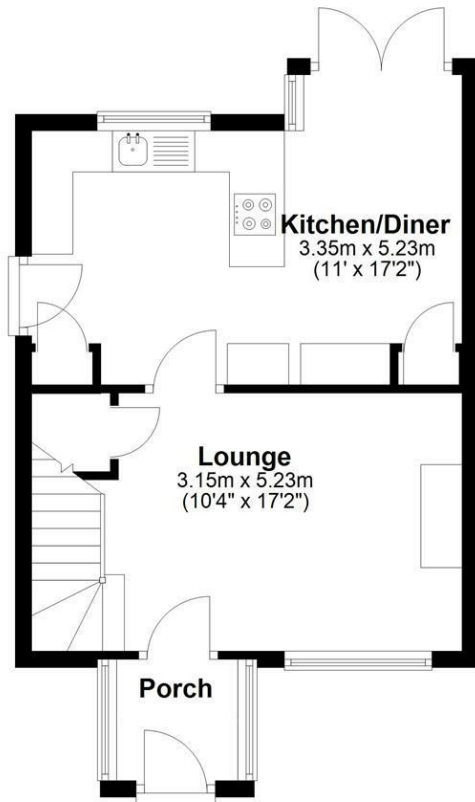
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change



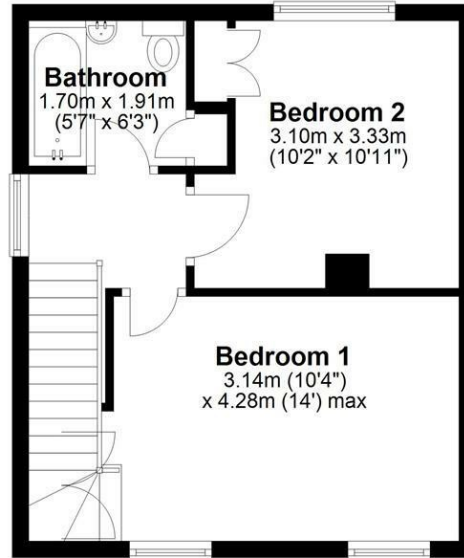




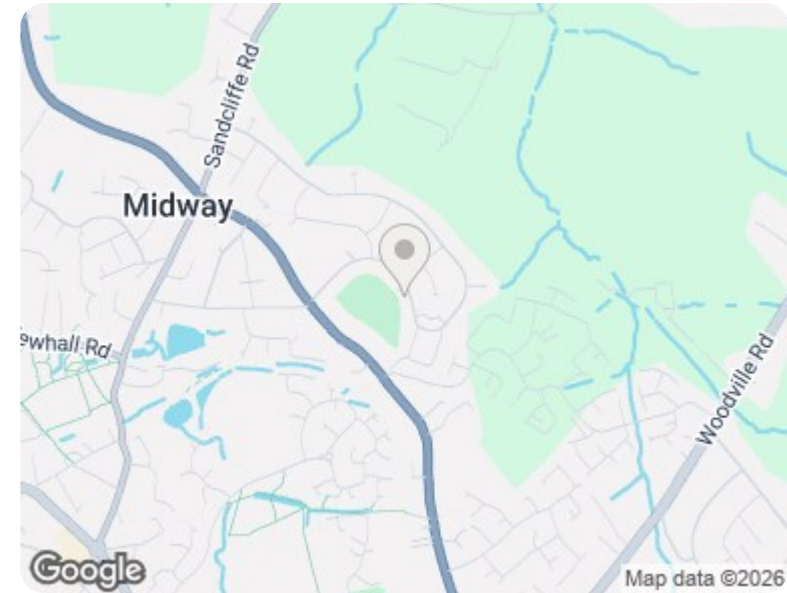
Ground Floor




First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

01283 528020

NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN