

Hearthcote Road, Swadlincote, DE11 9DU

£160,000

Council Tax Band: A



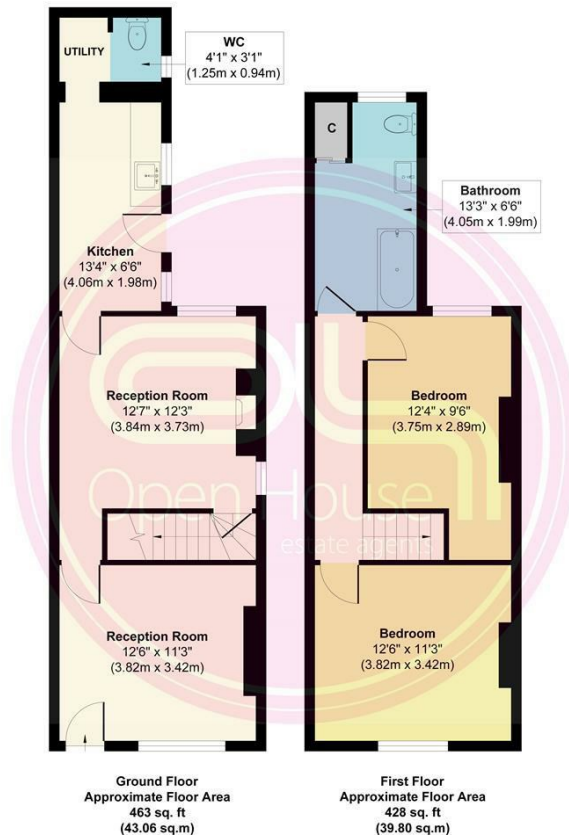
Located on the ever-convenient Hearthcote Road, this traditional two-bedroom end-terrace home offers spacious accommodation throughout and excellent potential for a range of buyers. With two reception rooms, a useful utility area, ground floor WC, and an exceptionally large bathroom, the property provides a practical and versatile layout ideal for first time buyers or investors alike.

The home benefits from a private rear garden and is positioned within easy reach of Swadlincote town centre, local amenities, and transport links.

### Location

Hearthcote Road is a well-established and popular residential location within close proximity to Swadlincote town centre, providing a wide range of shops, supermarkets, cafes, and everyday amenities.

The property is well positioned for local schooling and offers good access to surrounding areas including Burton upon Trent and Ashby-de-la-Zouch. Excellent road links via the A511 and A444 make it ideal for commuters, while nearby green spaces and National Forest walks offer a great balance of convenience and lifestyle.



Approx. Gross Internal Floor Area 891 sq. ft / 82.86 sq. m

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.



Open House Burton & Swadlincote



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	