



Acacia Avenue, Midway, Swadlincote,  
Derbyshire



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£165,000



## Key Features

- No Upward Chain
- End Town House
- Three/Four Bedrooms
- Large Reception Room
- Guest Cloak Room
- Well Appointed Family Bathroom
- EPC rating C
- Freehold







Newton Fallowell are pleased to be able to offer for sale this three/four bedroomed end town house within walking distance of the town centre. Being brought to the market with immediate vacant possession, no upward chain and good sized living space making this ideal for any first time buyer or investor. Benefitting from a single storey extension to the rear this property has the flexibility to be used as a three or four bedroomed property. Viewings are highly recommended.

#### Accommodation In Detail

Composite Upvc double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, thermostat for central heating, one central heating radiator and opening into:

#### Living Room 3.9m x 4.27m (12'10" x 14'0")

having consumer unit for electrics, Smart electric meter, carpet to floor, one central heating radiator, Upvc double glazed window to front elevation and opening into:

#### Kitchen 3.92m x 2.55m (12'11" x 8'5")

having range of base and wall mounted units, granite effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, single electric oven, four ring electric hob with extractor over, integrated washing machine, gas fired central heating boiler, controls for hot water system, tiling to floor, one central heating radiator and Upvc double glazed window to rear elevation.

#### Rear Lobby

having built-in understairs storage, one central heating radiator, Upvc double glazed window to front elevation and frosted Upvc double glazed door to side.

#### Guest Cloak Room 0.8m x 1.52m (2'7" x 5'0")

having low level wc, one central heating radiator and extractor fan.

#### Ground Floor Bedroom 2.43m x 3.16m (8'0" x 10'5")

having access to loft space, carpet to floor, one central heating radiator, high level Upvc double glazed window to rear and Upvc double glazed window to side.

#### On The First Floor

#### Landing

having access to loft space, carpet to floor and Upvc double glazed window to side elevation.

#### Master Bedroom 3.18m x 3.51m (10'5" x 11'6")

having carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Two 2.96m x 2.41m (9'8" x 7'11")

having built-in storage, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

#### Bedroom Three 1.57m x 4.43m (5'2" x 14'6")

having carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

#### Family Bathroom 1.72m x 2.17m (5'7" x 7'1")

having low level wc, half pedestal wash basin with chrome mixer tap, bath with chrome mixer tap, hand held chrome shower and electric chrome shower, built-in storage cupboard housing hot water cylinder, extractor fan, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.



### Outside

To the front of the property is a full width block paved driveway providing parking for two vehicles, mature planter bed and wooden security gate to side leading to rear garden. To the rear is a fully enclosed low maintenance garden with a great sized artificial turfed area, number of gravelled areas, mature planter borders and a paved patio area for seating.

### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

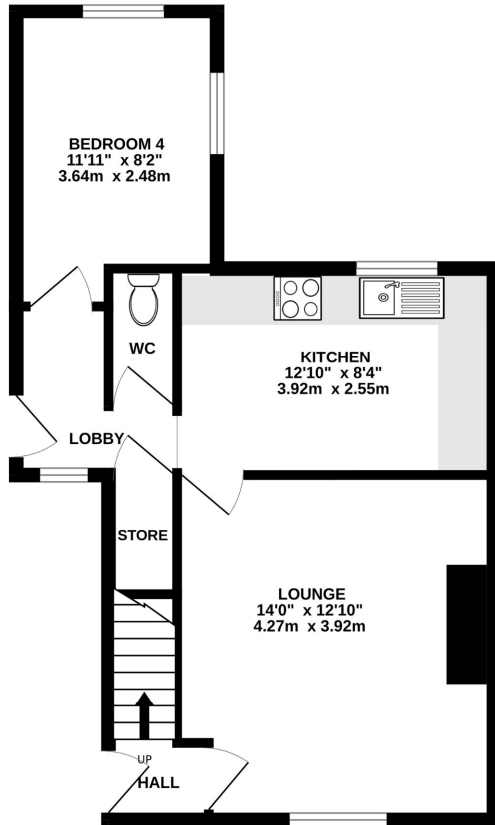
### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

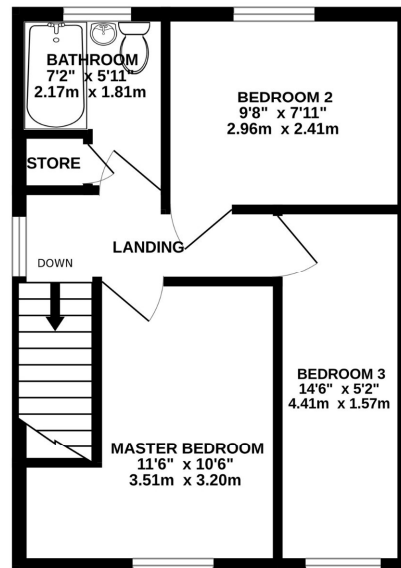




GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



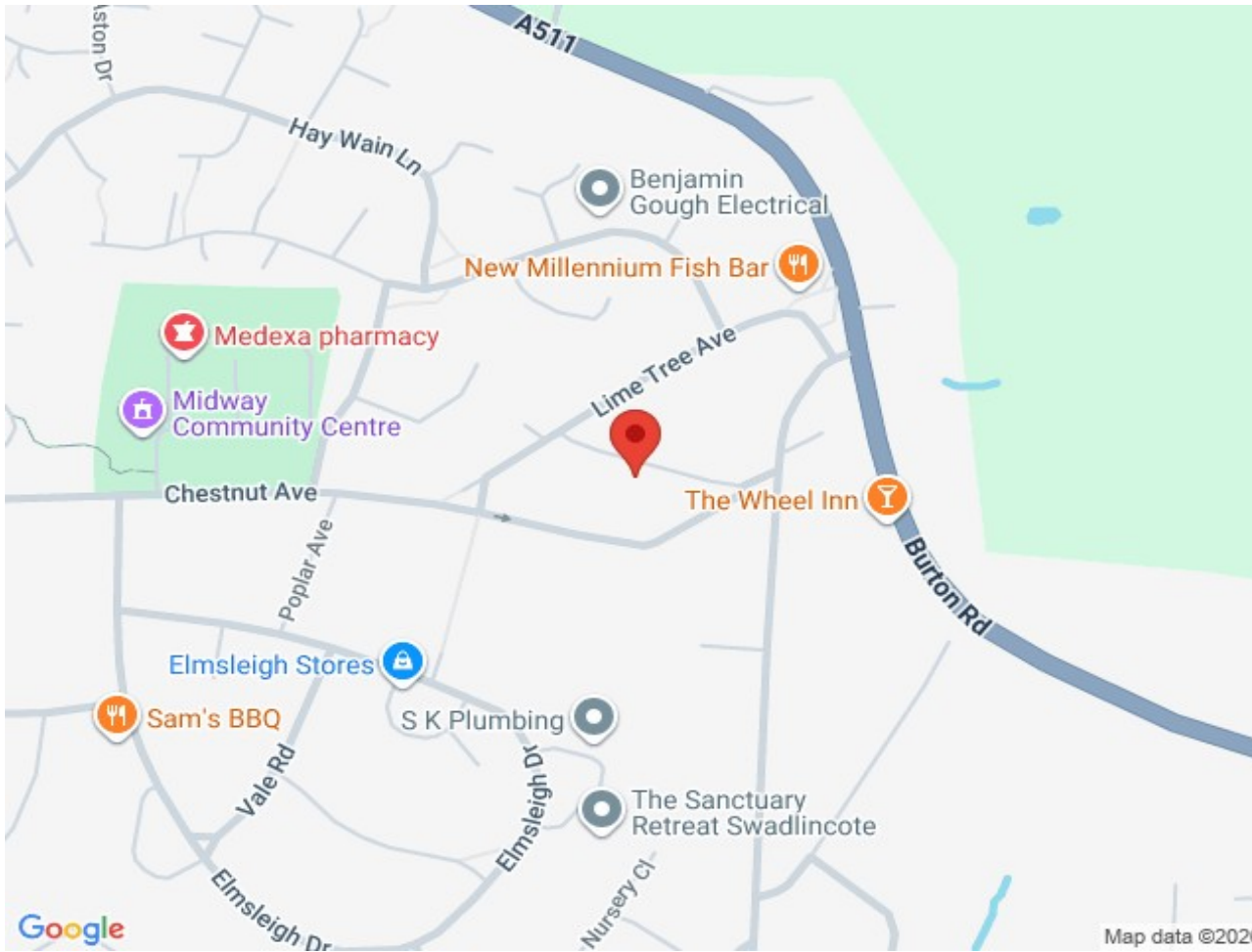
1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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