



Laburnum Road, Newhall, Swadlincote, DE11

£180,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

CADLEY CAULDWELL are pleased to bring to the market this **THREE BEDROOM SEMI-DETACHED** property on Laburnum Road. Offering an exciting opportunity for those seeking a home with potential, available with no onward chain. Perfectly suited for first-time buyers or investors, this residence is awaiting improvements to create a truly personalised living space.

Upon entering, you are welcomed into a functional Hallway leading through to the main living areas. The Kitchen provides a practical space, ready for a modern update, while the combined Lounge Diner offers a generously proportioned area for relaxation and entertaining.

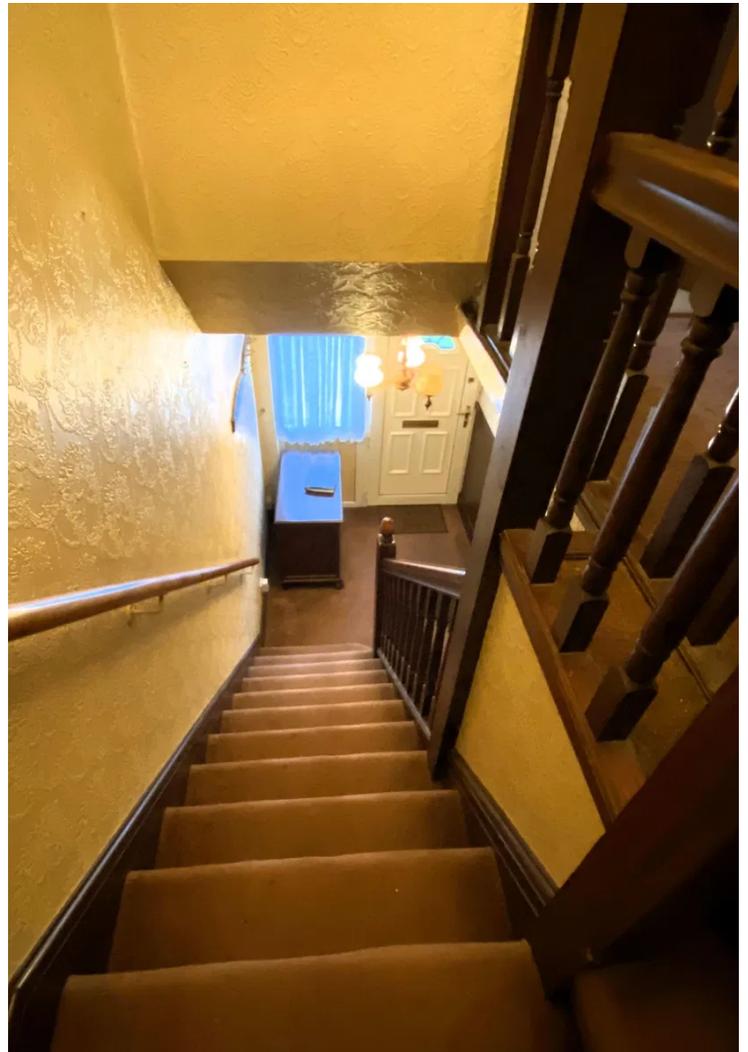
Ascending to the first floor, the Landing connects to three good sized bedrooms: Bedroom One, Bedroom Two, and Bedroom Three, each providing comfortable accommodation. A convenient Shower Room completes the upstairs layout.

Externally, the property benefits from ample off-street parking, including a practical carport. The Front of the property features a driveway, a fenced laid-to-lawn area, and mature shrubs, enhancing its curb appeal. To the Rear, there is a patio & garden, offering outdoor space for recreation or further landscaping.

Situated in Newhall, Swadlincote, the property is well-placed for accessing local amenities and transport links. Early viewing is encouraged to appreciate the scope this home offers.

Council Tax Band B/EPC Rating F/Freehold







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