



North Street, Swadlincote, Derbyshire



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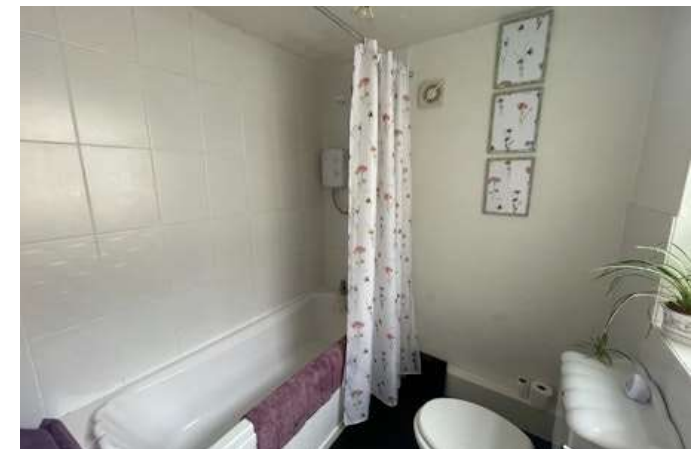
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£120,000



Key Features

- Well Presented Mid Terraced Home
- Convenient Location
- Immediate Vacant Possession
- Two Bedrooms
- Long Established Rear Garden
- EPC rating D
- Freehold





Traditional mid terraced town house in this convenient location within 1/2 mile of Swadlincote town centre. The property is offered for sale with immediate vacant possession and offers well presented accommodation which in brief comprises: - living room, breakfast kitchen, rear porch/utility room, bathroom and on the first floor a landing leads to two bedrooms. Externally there is a long well established garden with the benefit of fruit trees.

Accommodation In Detail

having Upvc entrance door opening into:

Living Room 3.92m x 3.19m (12'11" x 10'6")

having beams to ceiling, wood effect flooring, window to front elevation and one central heating radiator.

Dining Kitchen 3.18m x 2.85m (10'5" x 9'5")

having stainless steel sink with mixer tap set into wood effect work top, cream fronted base cupboards and drawers, four ring gas hob with extractor canopy over and built-in oven under, wall mounted cupboards, wood effect laminate flooring, beams to ceiling, fireplace recess, part glazed door to rear porch/utility and window to rear elevation.

Rear Porch/Utility Room 1.9m x 1.5m (6'2" x 4'11")

having appliance space for washing machine and half glazed door to side elevation.

Bathroom

having three piece white suite comprising panelled bath with electric shower over, wc, wash basin, tiling to walls, one central heating radiator and window to side elevation.

On The First Floor

Landing

leading to:

Bedroom One 4m x 3.12m (13'1" x 10'2")

having one central heating radiator and window to front elevation.

Bedroom Two 3.2m x 2.91m (10'6" x 9'6")

having one central heating radiator and window to rear elevation.

Outside

There is a long and well established rear garden with the benefit of a plum and apple tree.

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.

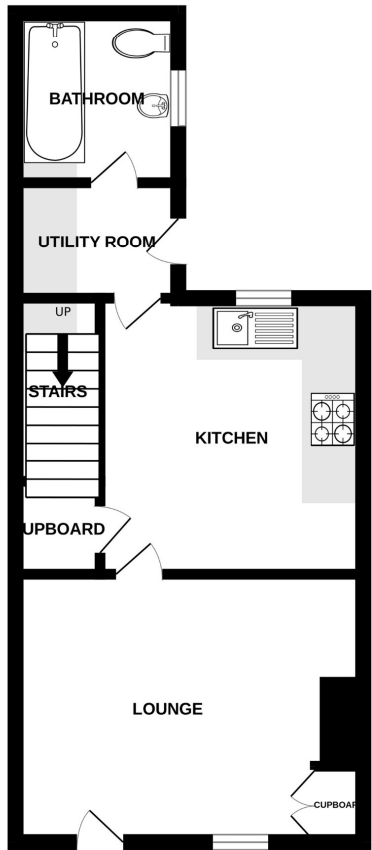
Tenure

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.

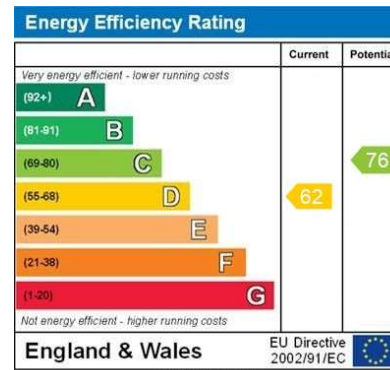
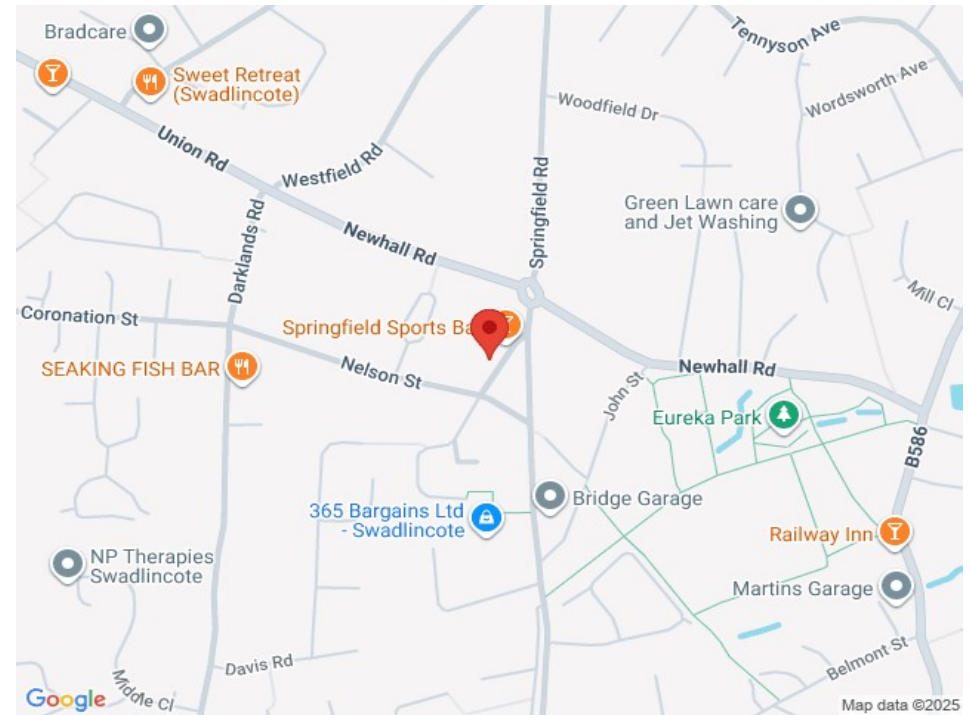
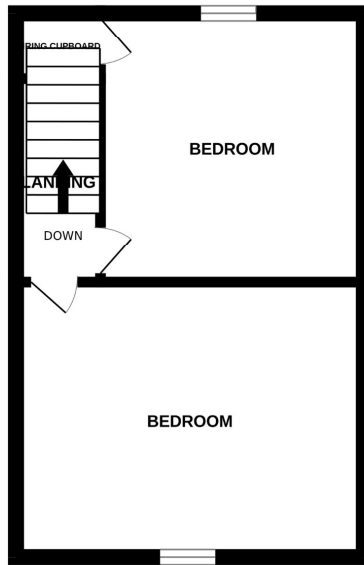
Note

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



1ST FLOOR



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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