



Birch Avenue, Newhall, Swadlincote,  
Derbyshire



3



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£190,000



## Key Features

- Semi Detached Home
- Three Bedrooms
- Dining Kitchen
- Larger Than Usual Plot
- Off Road Parking
- Well Landscaped Rear Garden
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned three bedroomed semi detached property sitting within a good sized plot, with a good frontage, side plot and rear garden there is plenty of external space for entertaining and parking. In brief the accommodation comprises: - entrance hall, lounge, dining kitchen and on the first floor a landing leads to three bedrooms and family bathroom. Viewings are highly recommended.

### Accommodation In Detail

Frosted Upvc double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, consumer unit for electrics and one central heating radiator.

#### Lounge 3.37m x 4.49m (11'1" x 14'8")

having gas fire with marble effect hearth and wooden surround, media points, one central heating radiator, Upvc double glazed bow window to front elevation and double doors leading through to:

#### Dining Kitchen 4.46m x 3.24m (14'7" x 10'7")

having range of base and wall mounted units, low profile granite effect laminate work surface, four ring gas hob with extractor over, single electric oven, composite sink and drainer with chrome mixer tap, space for washing machine, space for tumble dryer, space for American style fridge/freezer, gas fired combination boiler, tiled splashback, slate tiled floor, understairs cupboard/pantry, one central heating radiator, two Upvc double glazed windows to rear elevation and frosted Upvc double glazed door to side elevation.

### On The First Floor

#### Landing

having access to loft space, built-in overstairs storage and frosted Upvc double glazed window to side elevation.

#### Master Bedroom 2.58m x 4.23m (8'6" x 13'11")

having wood effect laminate flooring, one central heating radiator and Upvc double glazed window to rear elevation.

#### Bedroom Two 2.58m x 3.59m (8'6" x 11'10")

having wood effect laminate flooring, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Three 1.79m x 2.59m (5'11" x 8'6")

having wood effect laminate flooring, one central heating radiator and Upvc double glazed window to front elevation.

#### Bathroom 1.78m x 2.28m (5'10" x 7'6")

having low level wc, pedestal wash basin with chrome taps, bath with electric shower over, tiling to walls, extractor fan, one central heating radiator and frosted Upvc double glazed window to rear elevation.

### Outside

The property sits on a corner plot. To the side of the property is a large garden shed and a block paved seating area. To the rear good sized paved patio area, half height wall, planter beds and steps lead to a further patio area, great sized lawned area and a garden shed to the rear. To the front is a large block paved driveway providing parking for two vehicles, there is a good sized fore garden which is mainly laid to lawn, paved steps lead to the front door and gives side access.







### 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

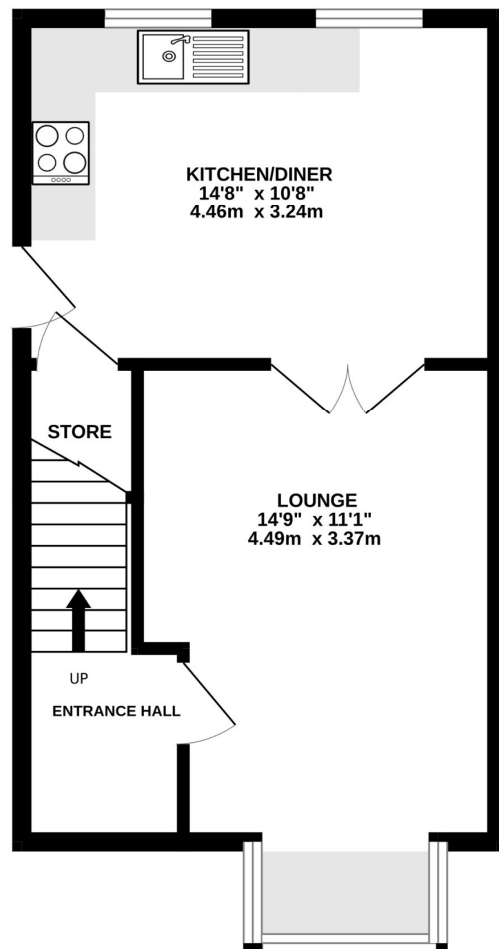
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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.



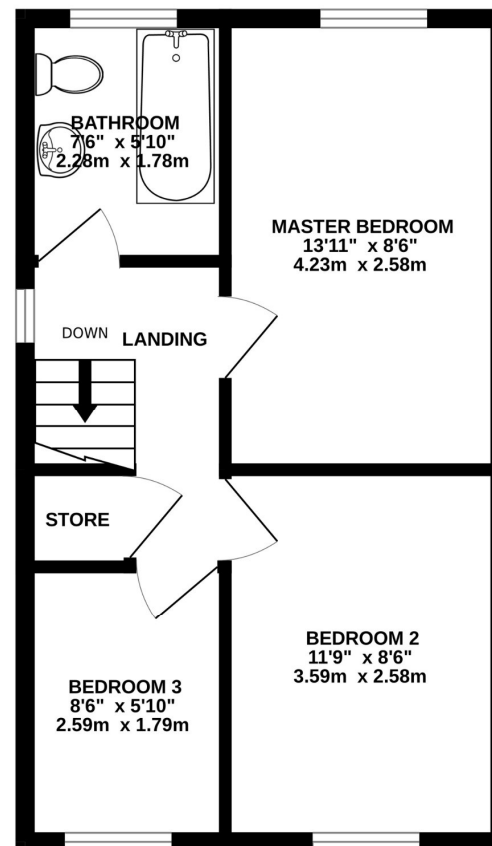




GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.

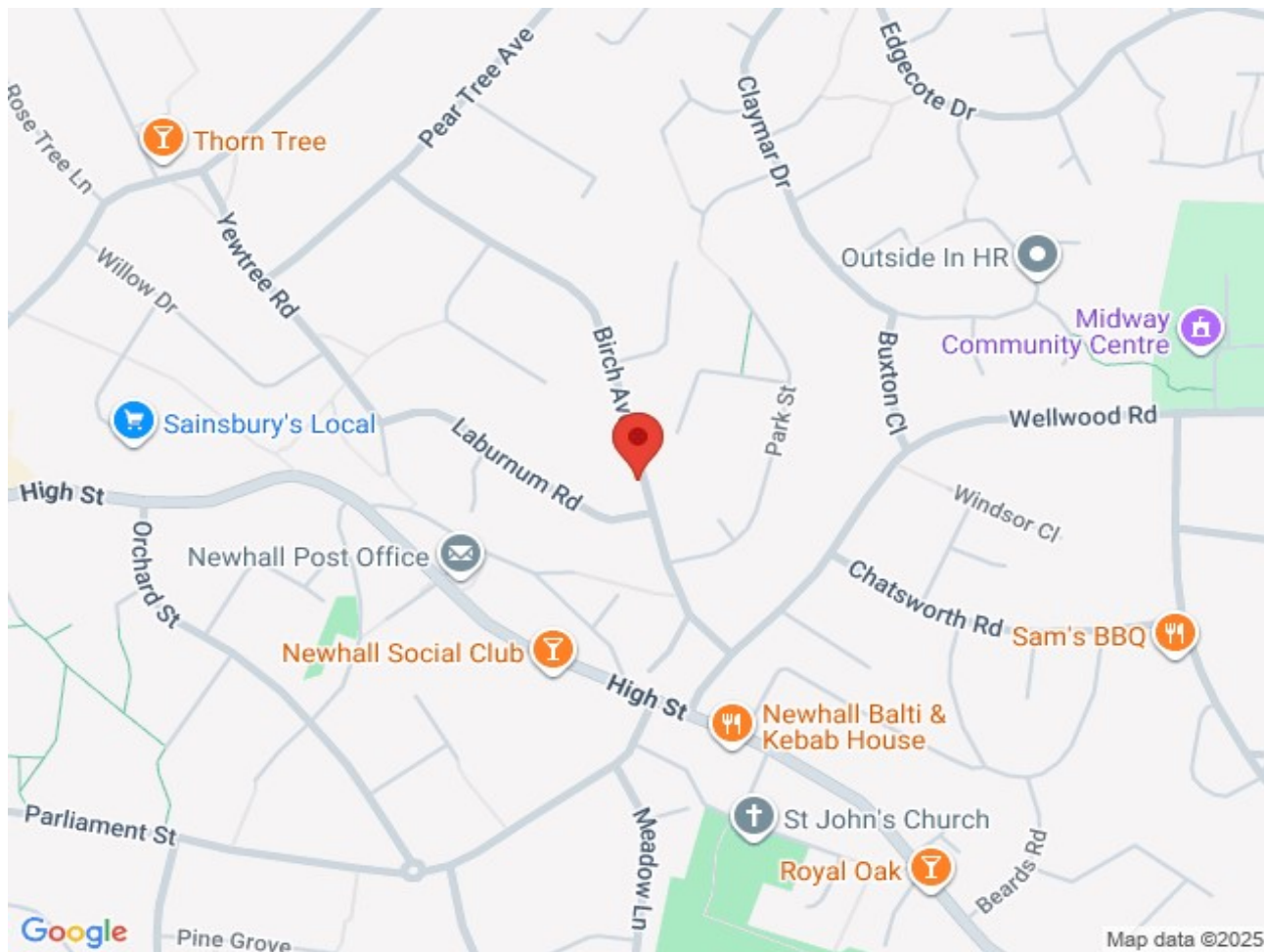


1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		