



Stanley Street, Swadlincote, Derbyshire



3



1



2

£150,000



Key Features

- Mid Terraced Home
- Three Bedrooms
- Two Large Reception Rooms
- High Specification Recently Fitted Kitchen
- Wet Room
- No Upward Chain
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented three bedroomed mid terraced home which is centrally located in Swadlincote. The property is well presented throughout and benefits from a recently fitted high specification kitchen with an extended downstairs wet room. This property is ideal for any first time buyer, down-sizer or investor. In brief the accommodation comprises: - lounge, dining room, kitchen, wet room and on the first floor a landing leads to three bedrooms and separate wc. Externally the property has an offset garden with a large paved area for seating and entertaining and a good sized garden shed ideal for storage. Viewings highly recommended.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Lounge 3.7m x 3.49m (12'1" x 11'6")

having electric fire with granite hearth and wooden surround, high ceilings, wood effect laminate flooring, large central heating radiator, large Upvc double glazed window to front elevation and door leading through to:

Dining Room 3.7m x 3.7m (12'1" x 12'1")

having understairs storage, traditional fireplace with electric wood burning effect fire, wooden effect laminate flooring, one central heating radiator and Upvc double glazed window to rear elevation and doorway leading through to:

Kitchen 1.77m x 4.28m (5'10" x 14'0")

having recently installed high specification kitchen with range of base and wall mounted units, marble effect laminate work surface, composite sink and drainer with brushed chrome mixer tap which has a boiling water option, four ring induction Zanussi hob with extractor over, integrated slimline Zanussi dishwasher, integrated Zanussi washing machine, single electric Zanussi oven with built-in microwave, integrated fridge and freezer, cupboard housing gas fired combination boiler, stone effect tiling to floor, feature upright central heating

radiator, Upvc double glazed window to rear elevation and frosted Upvc double glazed door to side elevation.

Wet Room 1.42m x 3m (4'8" x 9'10")

having low level wc, wall hung hand basin with chrome taps, thermostatic chrome shower to wet room area, fully tiled, downlighters, electric extractor fan, one central heating radiator and frosted Upvc double glazed window to rear elevation.

On The First Floor

Landing

having carpet to floor and access to loft space.

Master Bedroom 3.7m x 3.49m (12'1" x 11'6")

having built-in wardrobe overstairs, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Two 3.31m x 3.7m (10'11" x 12'1")

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

Bedroom Three 1.83m x 2.32m (6'0" x 7'7")

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

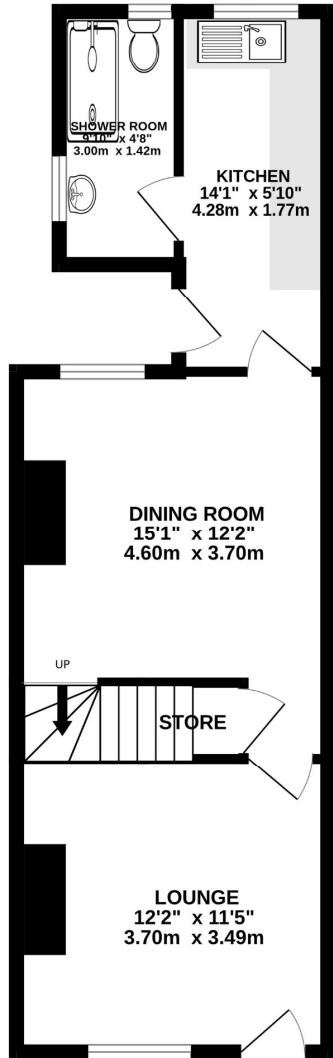
WC 0.82m x 1.77m (2'8" x 5'10")

having low level wc, space saving wash basin with chrome taps, tiled splashback and wood effect laminate flooring.

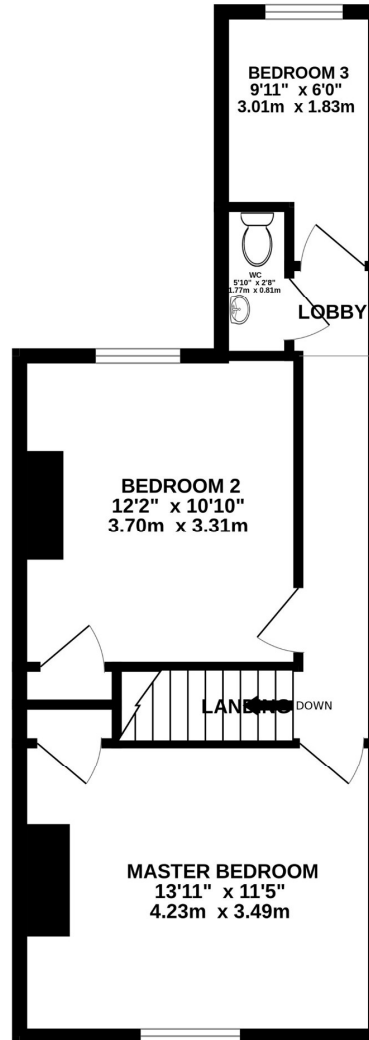
Outside

There is a fully enclosed rear garden which is slightly offset from the property, there is a large paved patio area ideal for entertaining, good sized garden shed and space for bin storage. There is a shared entryway, shared with next door.

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.5 sq.m.) approx.



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.

TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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