



Allison Avenue, Swadlincote, DE11

£190,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Cadley Cauldwell are pleased to market this charming three-bedroom semi-detached home, available with no onward chain. This property offers comfortable living with the added benefit of private parking and a garden, conveniently located within walking distance of Swadlincote town centre.

Upon entering, you are welcomed into a neat Entrance Hall. The spacious Lounge, provides ample space for relaxation and features patio doors that open directly to the rear garden, creating a seamless indoor-outdoor feel. Adjacent to the lounge is a separate Dining Room, perfect for family meals or entertaining. The practical Kitchen, comes with the added benefit of underfloor heating and provides space for a freestanding electric oven, fridge/freezer, washing machine, and tumble dryer.

Upstairs, the home offers three well-proportioned bedrooms. 2 good sized double bedrooms provide comfortable accommodation. Bedroom 3 could serve as a home office or a child's room. The family Bathroom, is fitted with an electric shower over the bath.

Externally, the property benefits from a shared driveway at the front, leading to private parking at the rear. The front also features a lawn area with steps leading to the front door. The rear garden includes a patio area and steps leading to the side of the property and the parking area. Additional steps ascend to the garden, which boasts mature trees and plants, providing a pleasant outdoor space.

This home is ideally situated within walking distance of Swadlincote town centre, offering access to schools for all ages and excellent commuting links. The property benefits from gas central heating and double glazing.

Council Tax: B / EPC: TBC / Freehold

Viewings are highly recommended to appreciate its potential. To arrange your viewing, please contact Cadley Cauldwell on 01283 217251.

Entrance Hall - 3.58m x 1.7m (11'9" x 5'7")

Lounge - 6.43m x 3.4m (21'1" x 11'2")

Spacious living with patio doors leading to the garden.

Dining Room - 2.69m x 2.41m (8'10" x 7'11")

Kitchen - 4.75m x 1.8m (15'7" x 5'11")

The kitchen has the added benefit of underfloor heating. There is space for a freestanding electric oven, fridge/freezer, washing machine & tumble dryer.

Bedroom 1 - 3.78m x 3.33m (12'5" x 10'11")

Max measurements

Bedroom 2 - 3.25m x 3.33m (10'8" x 10'11")

Max measurements

Bedroom 3 - 2.29m x 1.83m (7'6" x 6'0")

Bathroom - 1.73m x 1.83m (5'8" x 6'0")

Electric shower over the bath.

To the Front

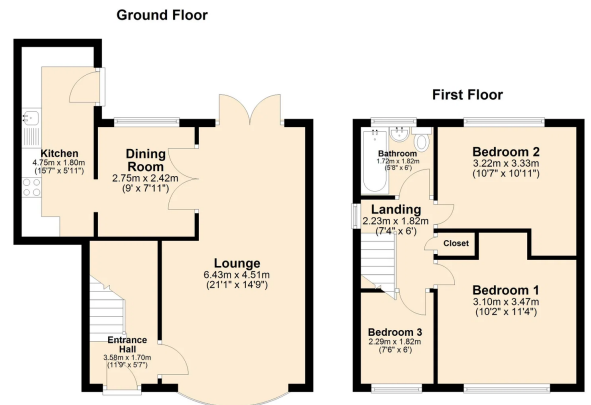
There is a shared driveway leading to parking at the rear of the property. Lawn area and steps leading to the front door.

To the Rear

Patio area, steps leading to side of the property and the parking area. Additional steps lead up to the garden with mature trees and plants.







Cadley Cauldwell

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