Rose Tree Lane, Newhall, Swadlincote, Derbyshire

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£185,000

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Key Features

- Semi Detached Home
- Two Double Bedrooms With Built-in Wardrobe's
- Extra Large Lounge Diner
- Off Road Parking
- Fully Enclosed Rear Garden
- No Upward Chain
- EPC rating C
- Freehold

Newton Fallowell are pleased to be able to offer for sale this larger than usual two bedroomed semi detached home on a quiet road in Newhall. Being offered to the market with immediate vacant possession viewings of this property are highly recommended to first time buyers of investors. In brief the accommodation comprises: - entrance hall, guest cloak room, kitchen, large lounge diner and on the first floor a landing leads to two double bedrooms, both with built-in wardrobes and family bathroom. Outside the property has off road parking for two vehicles and a fully enclosed rear garden which is low maintenance.

Accommodation In Detail
Composite double glazed door leading to:

Entrance Hall
having consumer unit for electrics, thermostat for central heating, tiling to floor and one central heating radiator.

Guest Cloak Room 1.63m x 1.22m (5'4" x 4'0")
having low level wc, ceramic hand basin with chrome mixer tap, built-in understairs storage, extractor fan, tiling to floor and frosted Upvc double glazed window to side elevation.

Kitchen 2.58m x 4.06m (8'6" x 13'4")
having range of base and wall mounted units, granite effect laminate work surface, four ring gas hob with extractor over, single electric oven, space for washing machine, space for tumble dryer, space for fridge/freezer, cupboard housing gas fired combination boiler, tiling to floor, one central heating radiator and Upvc double glazed window to front elevation.

Large Lounge Diner 3.92m x 6.6m (12'11" x 21'8")
having understairs storage, staircase rising to first floor, media points, wood effect laminate flooring, two central heating radiators and Upvc double glazed sliding patio doors leading out to rear elevation.

On The First Floor

Landing
having access to loft space, built-in storage cupboard and one central heating radiator.

Master Bedroom 3.92m x 3.15m (12'11" x 10'4")
having built-in double wardrobe, carpet to floor, one central heating radiator and two Upvc double glazed windows to front elevation.

Bedroom Two 3.15m x 2.69m (10'4" x 8'10")
having built-in double wardrobe, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

Family Bathroom 1.87m x 2.49m (6'1" x 8'2")
having low level wc, pedestal wash basin with chrome mixer tap, bath with glass shower screen and thermostatic shower over, shaver point, extractor fan, one central heating radiator, tiling to floor and tiled splashback.

Outside
To the front of the property is a double width block paved driveway providing parking for two vehicles, paved path leads to the rear garden. The rear garden is fully enclosed and features paved patio area and decked area with metal storage shed.

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.
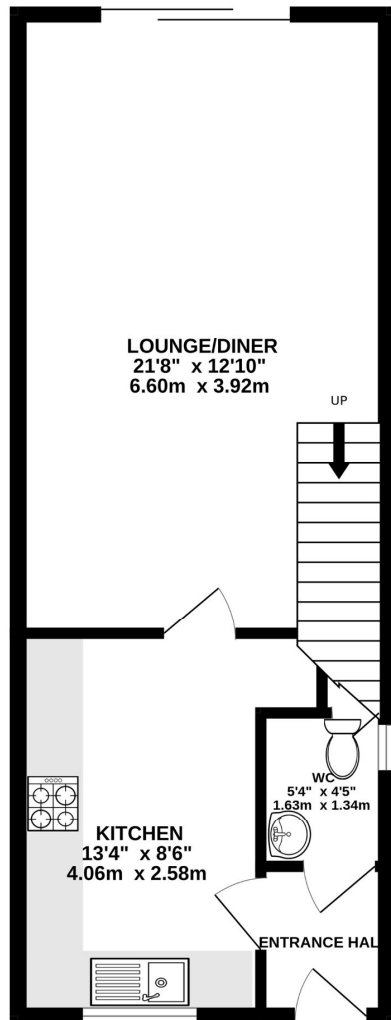
Note
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents 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.
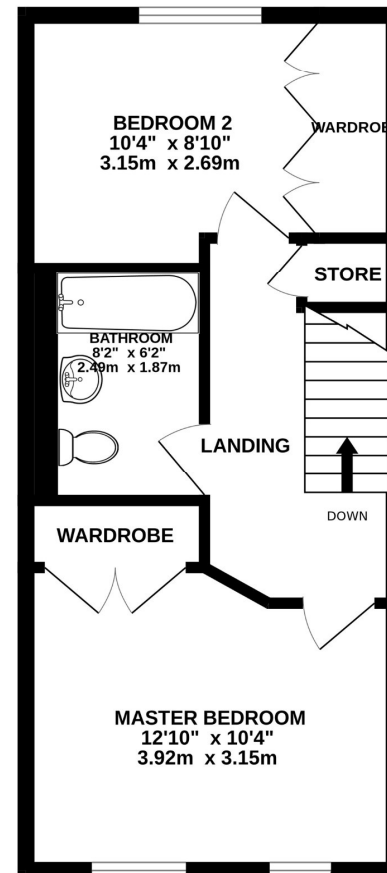
GROUND FLOOR
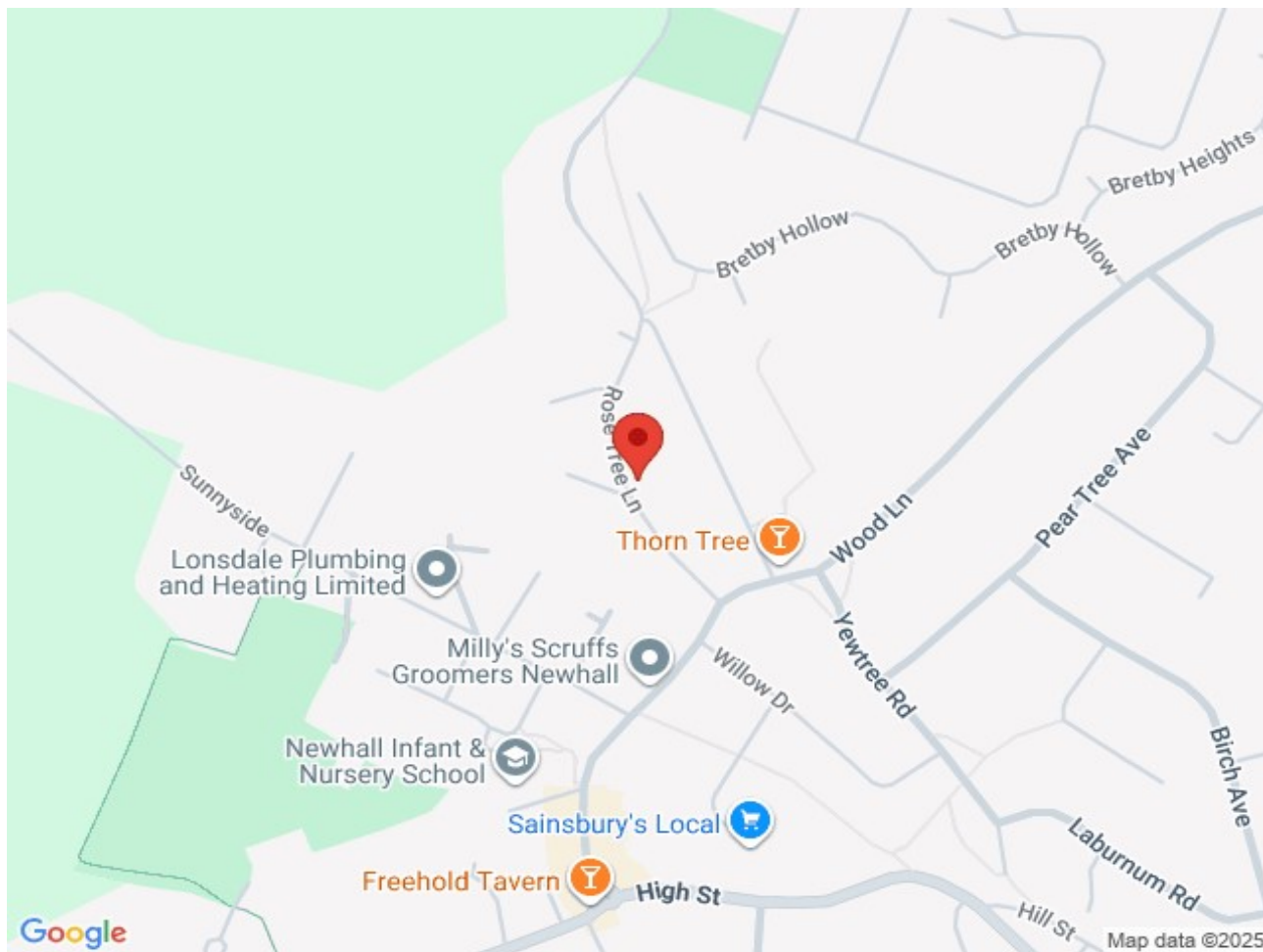450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.

LOUNGE/DINER
21'8" x 12'10"
6.60m x 3.92m

UP

BEDROOM 2
10'4" x 8'10"
3.15m x 2.69m

WARDROBE

STORE

BATHROOM
8'2" x 6'2"
2.49m x 1.87m

LANDING

DOWN

WC
5'4" x 4'5"
1.63m x 1.34m

KITCHEN
13'4" x 8'6"
4.06m x 2.58m

WARDROBE

MASTER BEDROOM
12'10" x 10'4"
3.92m x 3.15m

ENTRANCE HALL

TOTAL FLOOR AREA : 827 sq.ft. (76.9 sq.m.) approx.

Energy Efficiency Rating

NEWTON FALLOWELL