

MAYNARD
ESTATES

3 Parliament Street

Newhall, Swadlincote, DE11 0SQ

Asking price £140,000

3 1 2

Brief Description

An excellent opportunity for first-time buyers, investors or those looking for a property with potential, this three-bedroom semi-detached home is situated on Parliament Street, Swadlincote, and is offered for sale with NO UPWARD CHAIN.

The accommodation comprises a front living room featuring a double-glazed window and fireplace, leading through to a SEPARATE DINING ROOM with a brick fireplace, further double-glazed windows and access to the rear bathroom. The bathroom is fitted with a three-piece suite comprising a panelled bath with electric shower over, wash basin and WC.

To the rear, the kitchen is fitted with a range of units, a four-ring gas hob, integrated oven and stainless-steel sink, with access out to the rear garden.

To the first floor, there are three bedrooms, with bedroom three accessed via bedroom two. The principal bedroom is a particularly good-sized room, with the remaining accommodation offering flexibility for a variety of uses.

Externally, the property benefits from a GENEROUS REAR GARDEN featuring a paved patio, lawn, hedgerow and fenced boundaries, together with a useful garden shed. Double gates provide access to a concrete hardstanding area, offering valuable OFF ROAD PARKING.

Further benefits include double glazing and gas central heating.

Requiring a degree of modernisation and general improvement, this property presents an exciting opportunity to create a home to your own taste or undertake a worthwhile investment project. With its generous garden, off-road parking and versatile accommodation, there is plenty of scope to add value and make the most of what is on offer.

Available with no upward chain, early viewing is recommended to appreciate the potential of this property.

























ON THE GROUND FLOOR

Living Room

10'4" x 12'1" (3.17 x 3.69)

Dining Room

10'3" x 12'1" (3.14 x 3.69)

Kitchen

11'9" x 8'2" (3.59 x 2.5)

Bathroom

ON THE FIRST FLOOR

Landing

Bedroom One

10'4" x 14'6" (3.16 x 4.44)

Bedroom Two

10'4" x 7'1" (3.15 x 2.18)

Bedroom Three

10'4" x 7'8" (3.15 x 2.36)

ON THE OUTSIDE

Rear Garden

Driveway







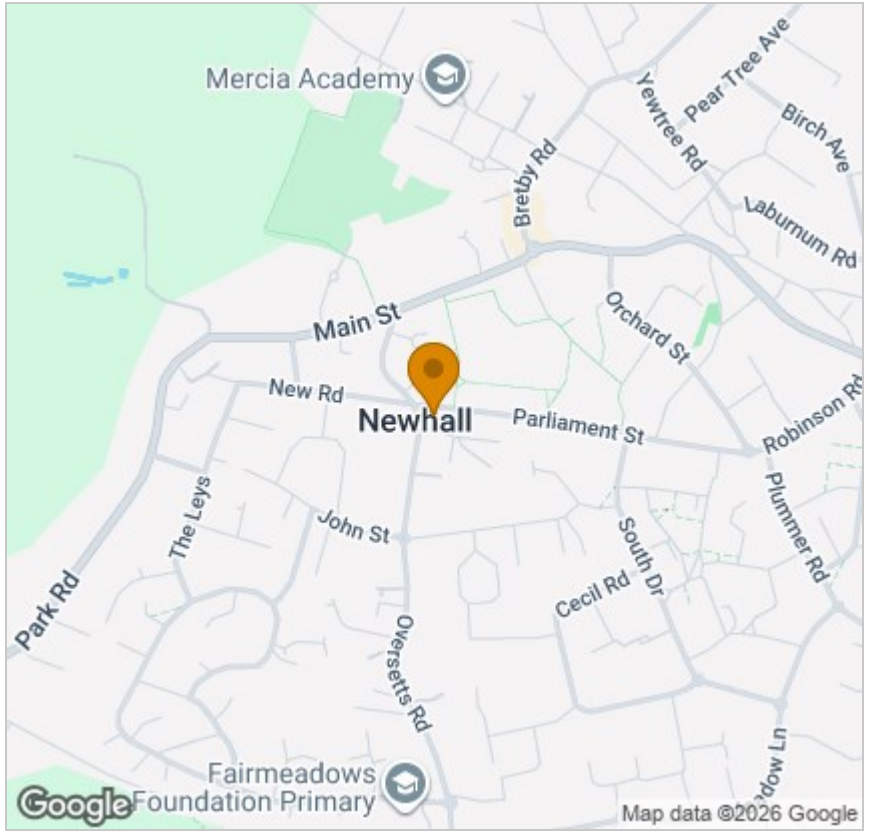


Floor Plan

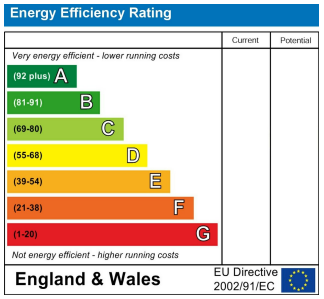


Total area: approx. 76.9 sq. metres (827.2 sq. feet)

Area Map



Energy Efficiency Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886
if you wish to arrange a viewing appointment for this property or require further information.

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