



Brook Street, Newhall, Swadlincote, DE11

£119,950

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Cadley Cauldwell bring you his attractive **traditional two-bedroom terrace** in Newhall, offered with **no upward chain**, presenting an ideal opportunity for first-time buyers or investors. Conveniently located within walking distance of Newhall centre and close to schools, facilities, and major routes, this home combines accessibility with comfortable living.

Step inside to a welcoming living room, featuring a charming beamed ceiling that adds character to the space (3.78m x 2.97m). This leads through to a spacious breakfast kitchen (3.25m x 2.82m) with fitted units, perfect for daily meals and entertaining. The ground floor also benefits from an inner hall (1.3m x 1.09m) with cupboard, and a convenient downstairs wet room (2.69m x 1.96m).

Upstairs, you will find two comfortable bedrooms. Bedroom One (3.43m x 2.97m) includes two built-in cupboards, offering practical storage solutions. Bedroom Two (3.28m x 2.82m) also features a built-in cupboard, providing additional space. The property boasts new carpets throughout and benefits from double glazing and gas central heating.

Externally, the property offers on-street parking to the front. To the rear, a long, private enclosed garden awaits, complete with a patio area, a useful shed, and mature trees and shrubs, creating a tranquil outdoor retreat. Side gate access adds to the convenience.

With a Council Tax Band A, EPC Rating D, and freehold status, this home is ready for its new owner. Don't miss out!

Contact Cadley Cauldwell today to arrange your viewing on 01283 217251!

Lounge - 3.78m x 2.97m (12'5" x 9'9")

Kitchen/Breakfast Room - 3.25m x 2.82m (10'8" x 9'3")

Inner Hall - 1.3m x 1.09m (4'3" x 3'7")

Wet Room - 2.69m x 1.96m (8'10" x 6'5")

Bedroom One - 3.43m x 2.97m (11'3" x 9'9")

Two built in cupboards

Bedroom Two - 3.28m x 2.82m (10'9" x 9'3")

Built in cupboard

Front

On street parking

Rear

Long garden, patio, shed, side gate, mature trees & shrubs.







Cadley Cauldwell

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