



**25 Falcon Way, Woodville, Swadlincote, DE11 7QS**  
**£199,950**

**The Property Perspective**

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)**ENTRANCE PORCH****LIVING ROOM 12'9" x 12'11" (3.90 x 3.94)**

Double glazed window to front aspect, wood laminate flooring, feature fireplace, stairs to first floor

**KITCHEN 8'6" x 12'11" (2.61 x 3.94)**

Re fitted with a matching range of floor and wall units with work surfaces over, integrated and free standing appliances, double glazed door and window to conservatory

**UTILITY 6'9" x 7'0" (2.06 x 2.15)**

Floor and wall units, door to garage and rear gardens

**CONSERVATORY 6'4" x 10'0" (1.94 x 3.06)**

Double glazed conservatory with access to gardens

**FIRST FLOOR LANDING**

Loft access, carpet flooring

**BEDROOM ONE 9'5" x 12'11" (2.89 x 3.94)**

Double glazed window, carpet flooring

**BEDROOM TWO 11'10" x 7'0" (3.61 x 2.15)**

Double glazed window, carpet flooring

**BEDROOM THREE 6'9" x 5'9" (2.07 x 1.76)**

Double glazed window, carpet flooring

**BATHROOM**

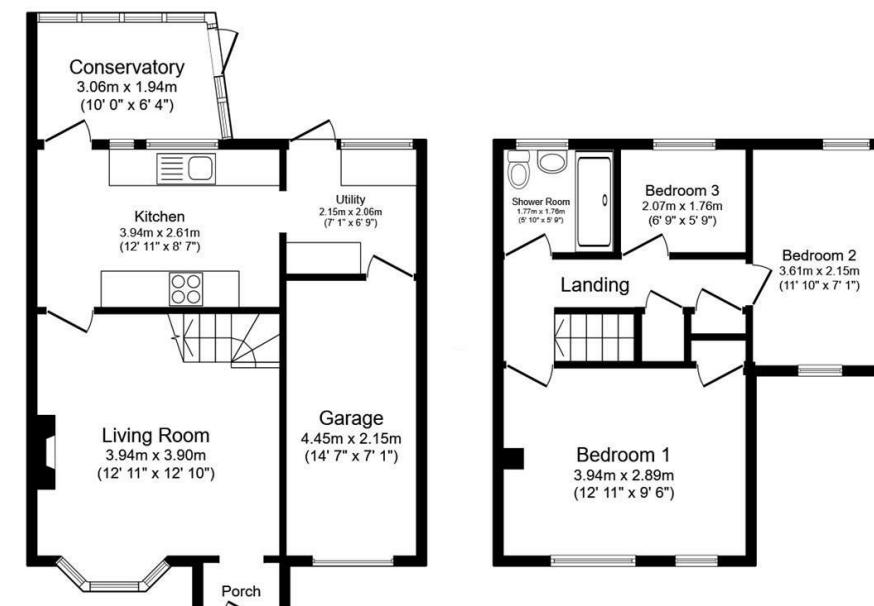
Re fitted with matching white bathroom suite, frosted double glazed window

**GARAGE**

Single garage with power and light, up and over door

**GARDENS**

Laid mainly to lawn, fully enclosed by fencing, gated side access, patio area



Total floor area: 84.9 sq.m. (914 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)