



Laburnum Road, Newhall, Swadlincote, DE11

NEW PRICE £170,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

CADLEY CAULDWELL are pleased to bring to the market this **THREE BEDROOM SEMI-DETACHED** property on Laburnum Road. Offering an exciting opportunity for those seeking a home with potential, available with no onward chain. Perfectly suited for first-time buyers or investors, this residence is awaiting improvements to create a truly personalised living space.

Upon entering, you are welcomed into a functional Hallway leading through to the main living areas. The Kitchen provides a practical space, ready for a modern update, while the combined Lounge Diner offers a generously proportioned area for relaxation and entertaining.

Ascending to the first floor, the Landing connects to three good sized bedrooms: Bedroom One, Bedroom Two, and Bedroom Three, each providing comfortable accommodation. A convenient Shower Room completes the upstairs layout.

Externally, the property benefits from ample off-street parking, including a practical carport. The Front of the property features a driveway, a fenced laid-to-lawn area, and mature shrubs, enhancing its curb appeal. To the Rear, there is a patio & garden, offering outdoor space for recreation or further landscaping.

Situated in Newhall, Swadlincote, the property is well-placed for accessing local amenities and transport links. Early viewing is encouraged to appreciate the scope this home offers.

The property is in need of some modernisation including the addition of a central heating system.

Council Tax Band B/EPC Rating F/Freehold







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