


# 61 Stirling Road

Midway | DE11 7FT | Guide Price £300,000

ROYSTON & LUND

- Guide Price £300,000 - £305,000
- Three Storey Semi Detached
- Family Bathroom, Shower Room, Ensuite and Ground Floor WC
- Integrated Kitchen Appliances
- Catchment Area For Well Regarded Schools
- Stunning Four Bedroom Family Home
- Ample Off-Street Parking Via Garage And Driveway
- Immaculately Presented Throughout
- Close To Numerous Amenities And Excellent Transport Links
- EPC Rating - B // Freehold // Council Tax Band - C

















*Guide Price £300,000 - £305,000*

Royston & Lund are delighted to bring to the market this four-bedroom semi-detached family home spanning three floors. Located in Midway, Swadlincote, on the new Bellway estate, this property provides ample off-street parking with a driveway and spacious garage, a private garden, and high-quality fixtures and fittings throughout. This property would be the perfect fit for first-time buyers or a growing family.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, dining room, ground floor WC and stairs to the first floor. The living room to the rear aspect boasts plenty of space for the family whilst granting access to the rear garden through French doors. It additionally leads into the kitchen, which features high-quality base and wall units and integrated kitchen appliances, including double ovens, a hob, extractor and dishwasher. Off the kitchen is the dining area to the front aspect, connecting with the entrance hallway and presenting plenty of space for friends and guests.

To the first floor, there are two well-proportioned double bedrooms. The principal bedroom benefits from double windows to the rear and its very own modern en-suite shower room. The second bedroom is also generously sized. The first floor further features a separate family bathroom consisting of a bath with a shower overhead, along with a washbasin and WC.

To the second floor, you will find two further double bedrooms that share a three-piece shower room.

Management Fee Applicable: Not currently payable as the estate has not yet been completed. The management fee will be approximately £123 p/a

For more information: https://reports.sprift.com/property-report/?access_report_id=5725024

Freehold

## Ground Floor
Approx. 62.5 sq. metres (673.2 sq. feet)




Total area: approx. 133.3 sq. metres (1434.3 sq. feet)

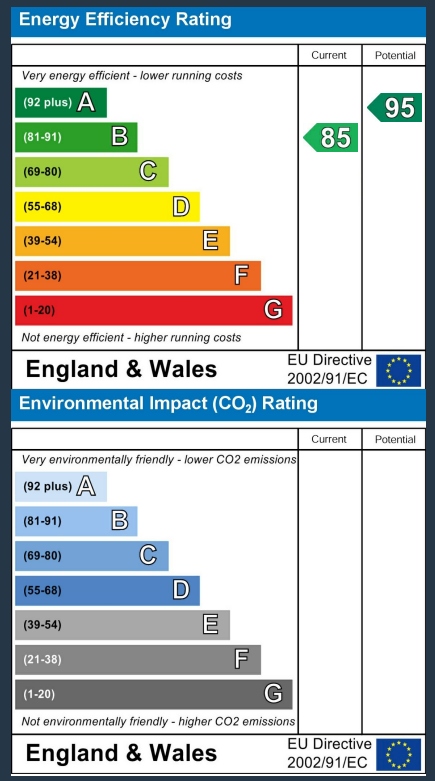
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

## EPC




ROYSTON & LUND