



Salisbury Drive, Midway, Swadlincote



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2

£175,000



Key Features

- Semi Detached Home
- Two Double Bedrooms
- No Upward Chain
- Sweeping Countryside Views
- Detached Single Garage
- Great Sized Plot
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this extended two bedroomed property on a quiet residential estate in Midway. Benefiting from an abundance of off road parking and a great sized rear garden with sweeping countryside views to the rear this property is ideal for any first time buyer, investor or down-sizer. In brief the accommodation comprises: - lounge, dining kitchen, guest cloak room, garden room/home office and on the first floor a landing leads to two great sized double bedrooms and a well appointed shower room. Externally to the rear is a good sized rear garden with a number of paved patio areas ideal for entertaining and to soak in the countryside views. Viewings are highly recommended.

Accommodation In Detail

Upvc double glazed door leading to:

Lounge 3.01m x 5.25m (9'11" x 17'2")

having staircase rising to first floor, understairs storage, feature fireplace, thermostat for central heating, media points, two central heating radiators and Upvc double glazed windows to side, front and rear elevations.

Dining Kitchen 3.2m x 5.25m (10'6" x 17'2")

having range of solid wood base and wall mounted units, granite effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, extractor fan, five ring gas hob with electric oven and grill, stainless steel splashback, space for fridge freezer and washing machine, two central heating radiators, cupboard housing recently installed gas fired combination boiler, wooden stable style door to garden room and two Upvc double glazed windows to front and rear elevations.



Lobby

having Upvc double glazed door leading out to patio, wood effect vinyl flooring and one central heating radiator.

Guest Cloak Room 1.36m x 0.83m (4'6" x 2'8")

having low level wc, space saving wall hung wash basin with chrome mixer tap, full tiling complement, one central heating radiator and frosted Upvc double glazed window.

Garden Room 2.26m x 3.04m (7'5" x 10'0")

having one central heating radiator, wood panelling to walls, carpet to floor and Upvc double glazed patio doors leading to rear patio.

On The First Floor

Landing

having access to loft space, built-in storage cupboard and Upvc double glazed window to rear elevation.

Bedroom One 2.92m x 5.25m (9'7" x 17'2")

having overstairs bulkhead, carpet to floor, two central heating radiators and two Upvc double glazed windows to front and rear elevations.

Bedroom Two 3m x 3.44m (9'10" x 11'4")

having built-in double wardrobe, tv aerial point, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

Shower Room 1.79m x 1.72m (5'11" x 5'7")

having low level wc, pedestal wash basin with chrome taps, walk-in quadrant shower cubicle with glass sliding doors and electric shower, aqua panelling around cubicle, tile effect vinyl flooring, metro style tiling to rest of room, one central heating radiator and frosted Upvc double glazed window to rear elevation.



Outside

There is a fully enclosed rear garden with a number of paved patio areas ideal for entertaining and sweeping panoramic views. A detached single garage providing plenty of storage and there is a good sized lawned area with mature plants, bushes and fruit trees. There is a further seating area to take in the views. To the front is a great sized block paved area providing off road parking for several vehicles.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

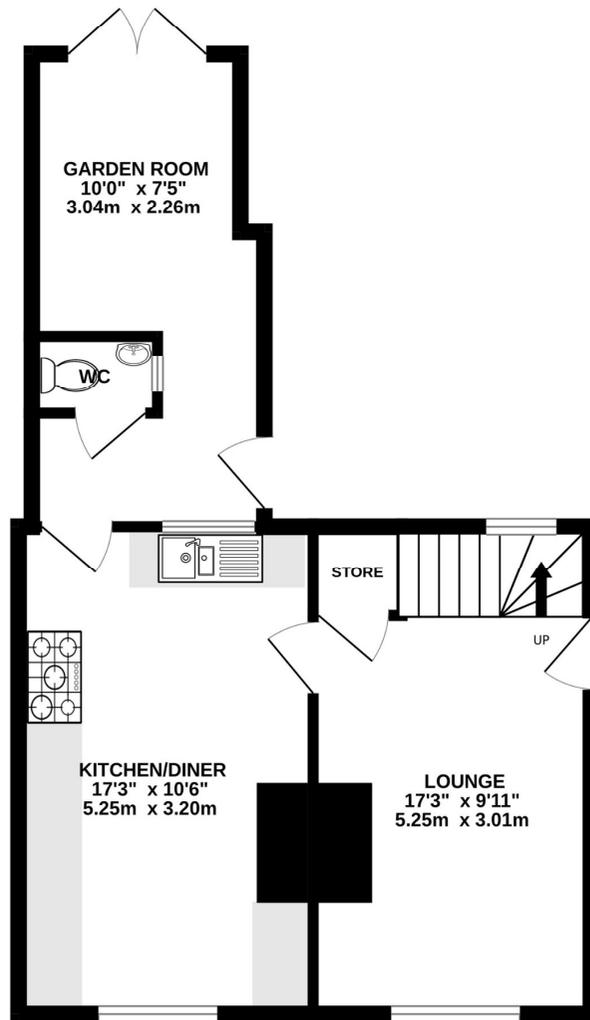
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

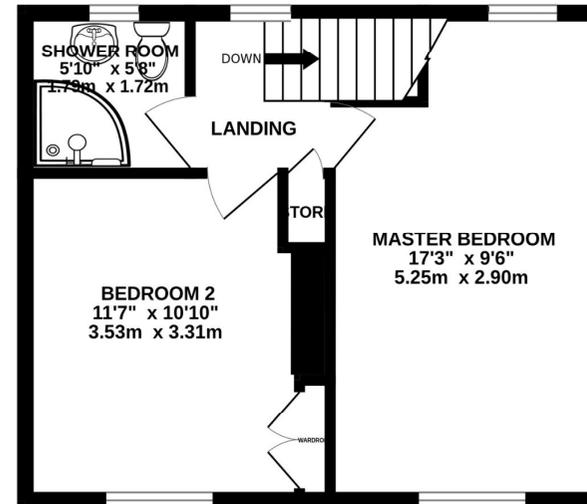




GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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