



Stanhope Road
SWADLINCOTE

burchell
edwards

Stanhope Road
SWADLINCOTE DE11 9BQ

for sale
£160,000



Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 2 bedroom Terraced family home, situated in the popular area of Swadlincote. Internally, the property has been finished to a modernised standard throughout and offers a ground floor consisting of a spacious lounge to the front of the property along with a wonderful kitchen/diner to the rear. Along with this, you will also find the property's main bathroom situated on the ground floor which has recently been renovated to a beautiful standard. On the first floor of the property you will find 2 great sized, double bedrooms, both of which are capable of being the master bedroom. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With an artificial turfed seating area and a generous sized artificial turf patch, the garden presents a perfect relaxation area with a level of privacy. In addition to this, you will find two separate outhouses with one currently being used as a functioning utility room. Viewing of this amazing property is essential!

Lounge

Carpet, window to front elevation, central heating radiator, pendant light.

Kitchen

Wooden flooring, window to rear elevation, integrated storage cupboard, breakfast bar, doors leading to rear garden, pendant light, integrated oven & hobs, resin sink & drainer, central heating radiator.

Family Bathroom

Wooden flooring, low level flush W/C, hand wash basin, shower over bath, central heating radiator, window to rear elevation.

Bedroom One

Carpet, window to rear elevation, central heating radiator, pendant light, integrated storage cupboard.

Bedroom Two

Carpet, window to front elevation, central heating radiator, pendant light.

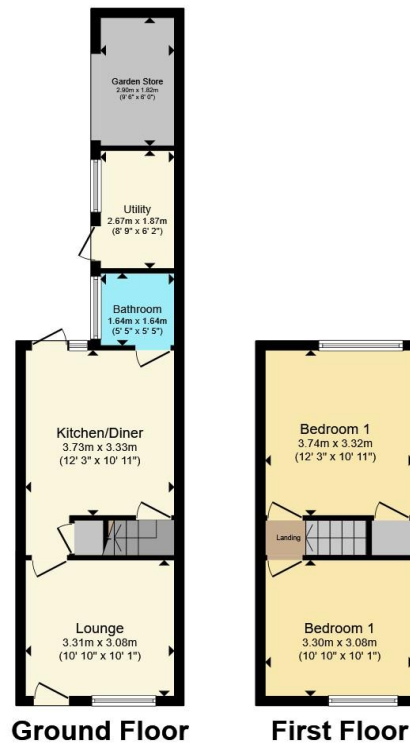
Rear Garden

Enclosed rear garden, good level of privacy, patio slabbed seating area, artificial turf seating area, artificial turf play area, spacious gravel area, outhouses functioning as storage area and utility room.









Total floor area 63.9 m² (688 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Burchell Edwards on

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Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BUT211499 - 0002