



Baker Street  
Swadlincote



# Baker Street Swadlincote DE11 9AP

for sale offers over  
**£150,000**



## Property Description

Burchell Edwards are delighted to market this 2 Bedroom Semi-Detached Bungalow. The property is situated on a lovely road in the Swadlincote area. The property greets you with an off road parking space to the front of the property as well as a shared drive going along the side of the property, leading to a detached garage at the rear. The property itself is finished to a tidy standard and boasts: a wonderful living room, an efficient kitchen, two double bedrooms and a bathroom. Outside to the rear is a good sized, enclosed garden which contains a paved slabbing seating area.

## Entrance Hallway

Carpet and electric radiator.

## Cloakroom

Carpet and fuse box.

## Lounge

16' 4" x 14' 1" ( 4.98m x 4.29m )  
Two windows to front elevation, two electric radiators and carpet.

## Kitchen

8' 8" x 6' 8" ( 2.64m x 2.03m )  
Window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, space and plumbing for washing machine and tiled flooring.

## Bedroom One

10' 10" x 9' 3" ( 3.30m x 2.82m )  
Window to rear elevation, carpet and electric radiator.

## Bedroom Two

10' 11" max x 6' 9" max ( 3.33m max x 2.06m max )  
Window to rear elevation, carpet and electric radiator.

## Bathroom

Bath with shower over, W.C, wash hand basin and carpet.

## Front Garden

Shared driveway providing off road parking and access to garage.

## Rear Garden

Slabbed patio and artificial lawn.









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.focalagent.com](http://www.focalagent.com)

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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