



Midland Road, Swadlincote, Derbyshire



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£100,000



Key Features

- Traditional Terraced Home
- in Need Of Up-Grading & Improvement
- Popular Residential Location
- Close To Amenities & Facilities
- Part Upvc Double Glazing & Gas Fired Central Heating
- Great Potential
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this traditional mid terraced cottage located within close proximity of Swadlincote Town Centre, Benefitting from part Upvc double glazing and gas fired central heating the home requires upgrading and improvement and offers great potential. In brief the accommodation comprises: - front sitting room, rear sitting room, kitchen, ground floor wet room and on the first floor a landing leads to two bedrooms, the rear bedroom having a en-suite toilet and basin. Outside is a brick built store and an off set garden beyond.

Accommodation In Detail

Upvc entrance door with obscure double glazed light over leading to:

Front Sitting Room 3.95m x 3.3m (13'0" x 10'10")

having Upvc double glazed window to front elevation, one double central heating radiator and cupboard housing gas meter.

Rear Sitting Room 3.92m x 3.3m (12'11" x 10'10")

having sealed unit double glazed window to rear elevation, one double central heating radiator, dog legged staircase rising to first floor and exposed beams to ceiling.

Kitchen 2.61m x 2m (8'7" x 6'7")

having a range of cream fronted base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, four ring gas hob with oven under and extractor over, fitted Veissman gas fired central heating boiler and one central heating radiator.

Inner Lobby

leading to:

Ground Floor Shower Room

having wet room area with electric shower, pedestal wash basin, low level wc, heated chrome ladder towel radiator and extensive tiling to walls.

On The First Floor

Landing

having fitted smoke alarm.

Master Bedroom 3.95m x 3.3m (13'0" x 10'10")

having Upvc double glazed window to front elevation and one central heating radiator.

Bedroom Two 2.92m x 3.38m (9'7" x 11'1")

having Upvc double glazed window to rear elevation and one central heating radiator.

En-Suite WC

having low level Saniflo toilet, wall mounted wash basin, fitted extractor vent and access to loft area.

Outside

To the front of the home is a small fore garden. To the rear is a brick built shed and an off set garden.

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.

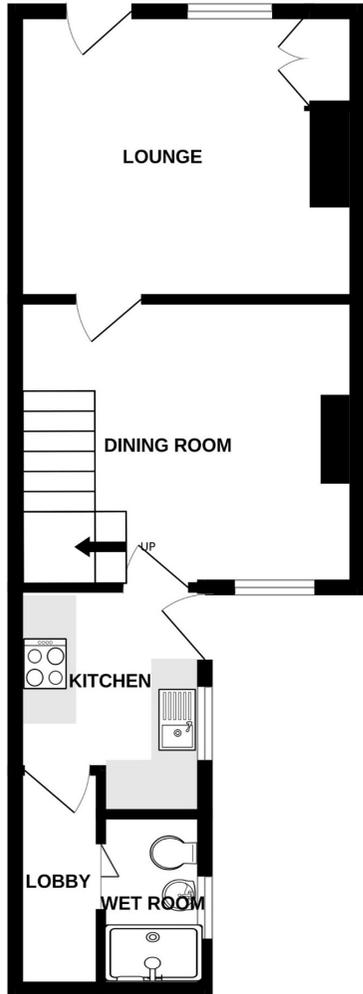
Tenure

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.

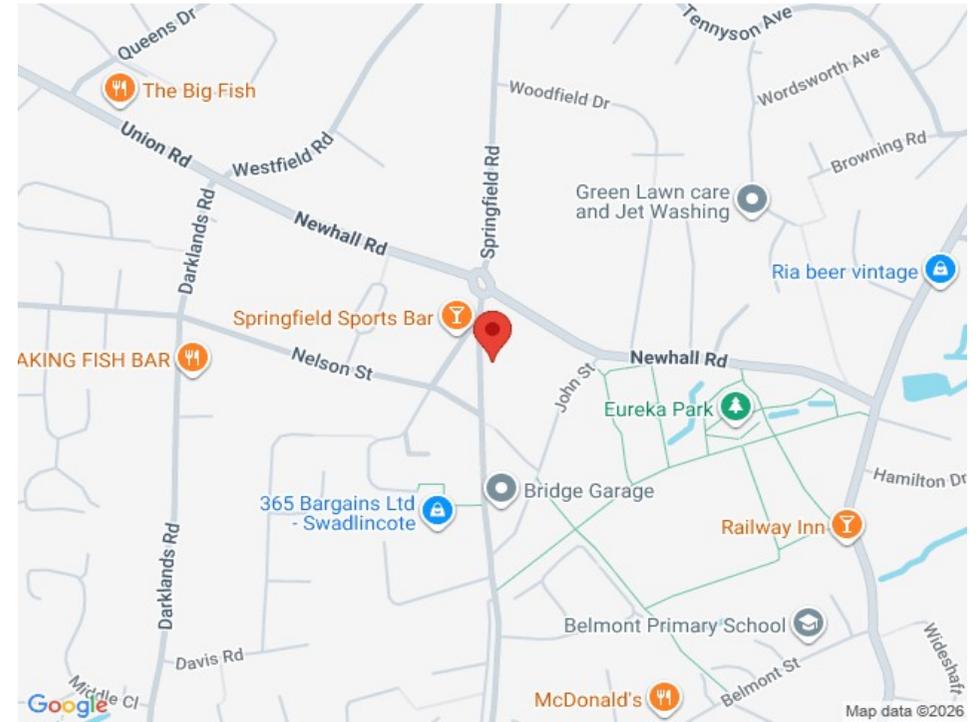
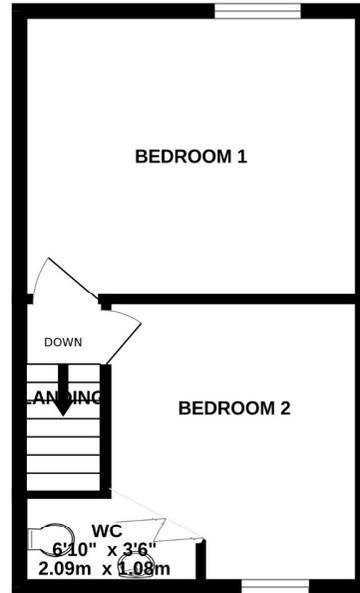
Note

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
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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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