



HEARTH COTE ROAD, SWADLINCOTE

OFFERS IN EXCESS OF: £130,000

2 BEDROOM | 1 BATHROOM | 2 RECEPTION



WELCOME TO HEARTHCODE ROAD

NO CHAIN - A well proportioned two double bedroom mid terraced home, situated in this highly convenient location just a short walk away from Swadlincote Town Centre and an excellent range of local shops and amenities. This property has been presented to a tasteful neutral theme and presents an ideal opportunity for first-time buyers, investors, or those looking to personalise to their own taste. This well-positioned home combines everyday convenience with exciting potential.

The property features: lounge, separate dining room, fitted kitchen and utility/pantry. Upstairs the first floor passaged landing leads to two generous double bedrooms both with period fireplaces and a spacious bathroom.

Externally, the property enjoys a generous enclosed rear garden and a brick built store.

THE DETAIL

The property is entered via a half-glazed UPVC double-glazed entrance door leading into a welcoming lounge, featuring a front-facing double-glazed window, an attractive tiled fireplace, and a useful built-in storage cupboard set within the recess. From the lounge, an inner lobby provides access to an additional storage cupboard housing the fuse box and electric meter, before opening into the dining room. This versatile reception space benefits from built-in storage cupboards, a rear-facing double-glazed window, stairs rising to the first-floor landing, and access through to the kitchen.

The kitchen is fitted with a range of cream panelled units complemented by brushed stainless steel handles and granite-effect roll-edge work surfaces. Additional features include a stainless steel sink with swan-neck mixer tap, plumbing for a washing machine, space for a gas cooker, and a gas cooker which is included within the sale. A slate-effect ceramic tiled floor, side-facing window and door to the rear garden complete the space. A useful utility/pantry area offers further shelving and storage.

To the first floor are two well-proportioned double bedrooms, both retaining attractive period fireplaces, together with a spacious bathroom fitted with a white three-piece suite and wall-mounted Baxi combination boiler.

Outside, the property enjoys a small walled forecourt to the front and a generous enclosed rear garden with lawn, blue brick and paved pathways, brick-built outbuilding, and fenced and walled boundaries.





The Location

The property enjoys a highly convenient location just a short walk from Swadlincote town centre and a selection of well-regarded primary and secondary schools. Ideally positioned for commuters, Swadlincote offers excellent transport connections to Burton upon Trent, Ashby-de-la-Zouch and Derby via the A444, A511 and A38. The nearby M42 motorway provides easy access to Birmingham, Nottingham, Leicester and the wider motorway network.

Swadlincote itself offers an excellent range of amenities and leisure facilities, including the Green Bank Leisure Centre, a cinema, a variety of cafés, restaurants and public houses, together with major supermarkets and a diverse selection of shops. Healthcare facilities are well catered for, with doctors' surgeries and the health centre conveniently located close to the town centre. The central bus station and library further enhance the area's accessibility and community appeal, making Swadlincote an attractive place to live for families, professionals and retirees alike.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

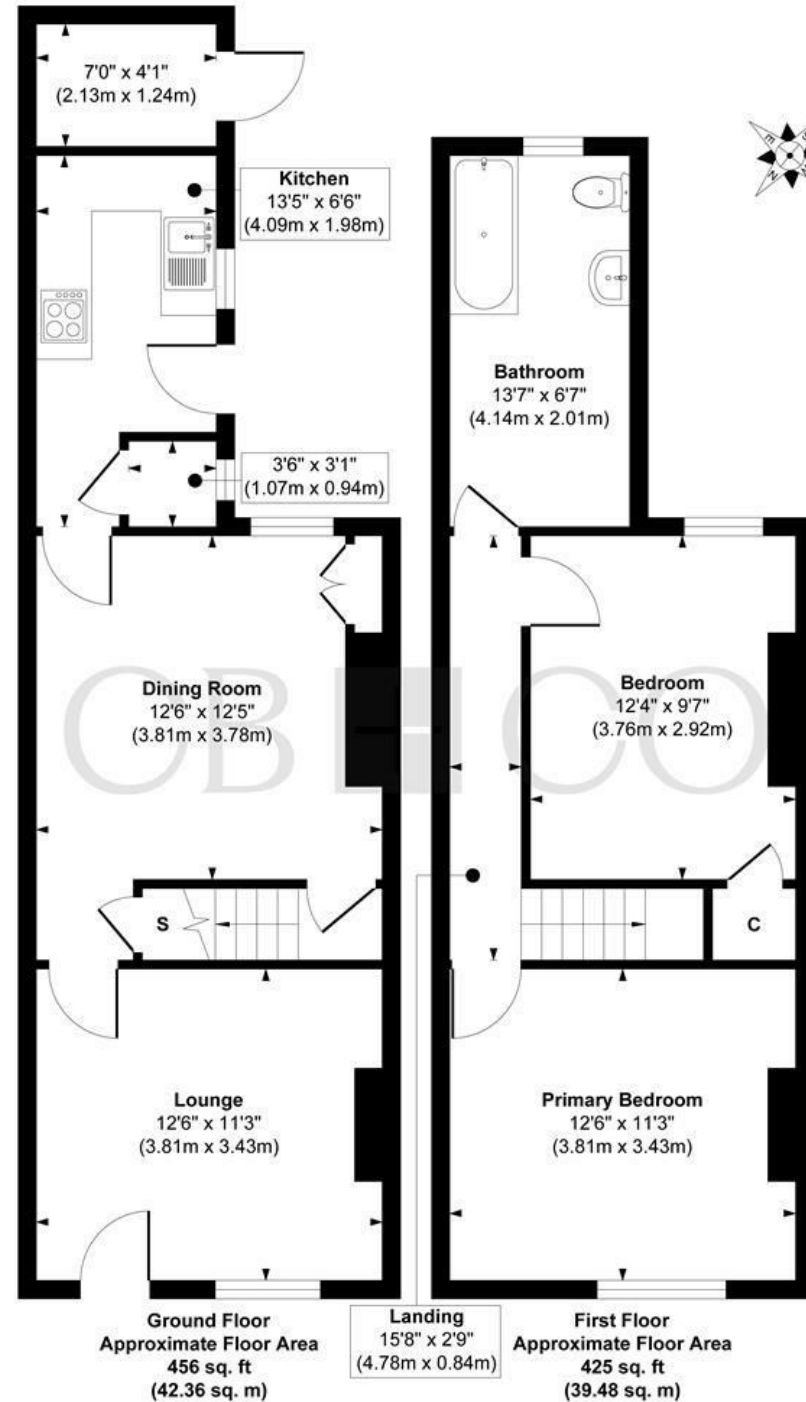








Hearthcote Road, Swadlincote, Derbyshire



Approx. Gross Internal Floor Area 881 sq. ft / 81.84 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

881.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

A

- Traditional Two Double Bedroom Mid Terraced Home
- Ideal First Time Buy or Investment
- Tasteful Neutral Presentation
- Gas Central Heating & Double Glazing
- Lounge, Dining Room, Kitchen & Utility
- Two Generous Double Bedrooms & Spacious Bathroom
- Generous Enclosed Rear Garden & Brick Built Store
- Close to Swadlincote Town Centre & Excellent Range of Amenities
- Excellent Access to East Midlands Airport & Major Road Networks
- No Chain Involved

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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