



Stoneydale Close, Swadlincote, DE11 0UN

Asking Price £195,000

An extended modern semi detached home offering well presented internal accommodation briefly comprising; hallway, lounge, fitted kitchen with appliances, and a ground floor double bedroom/ playroom with an en-suite shower room.

The property is currently let at £695 PCM and is being offered for sale either with the tenant in situ or with vacant possession, depending on the buyers needs.

The first floor has two bedrooms and fitted bathroom with white bathroom suite. Outside is a front garden and driveway, with an established rear garden. The home is uPVC double glazed and gas centrally heated via a gas fired combination boiler.

All viewings by prior appointment.

The Accommodation

An extended modern semi detached home offering well presented internal accommodation. The home opens with a side hallway, lounge across the front elevation with bay window and stairs rising to the first floor.

The fitted kitchen has a selection of base and eye level wall units with appliances including oven and electric hob with further freestanding appliance spaces.

Across the rear aspect is a single storey extension to create a third double bedroom with patio doors onto the rear garden and a modern fitted shower room with WC, hand wash basin and shower set above a self draining wet room floor.

The first floor has two bedrooms both with fitted storage cupboards and the fitted bathroom with a three piece white bathroom suite offering WC, hand wash basin and bath with an electric shower over.

Outside is a front garden and driveway, with an established rear garden. The home is uPVC double glazed and gas centrally heated via a gas fired combination boiler located within the kitchen.

The property is currently let at £695 PCM and is being offered for sale either with the tenant in situ or with vacant possession, depending on the buyers needs.

All viewings by prior appointment.

Hallway

Lounge

4.32m max under stairs x 3.76m max (14'2 max under stairs x 12'4 max)



Kitchen

3.84m x 3.02m (12'7 x 9'11)



Ground Floor Bedroom/ Playroom

3.94m x 3.30m (12'11 x 10'10)



Single Bedroom

3.12m x 2.06m (10'3 x 6'9)



Shower Room

2.26m x 1.96m (7'5 x 6'5)



Bathroom

2.16m x 1.73m (7'1 x 5'8)



First Floor

Double Bedroom Front

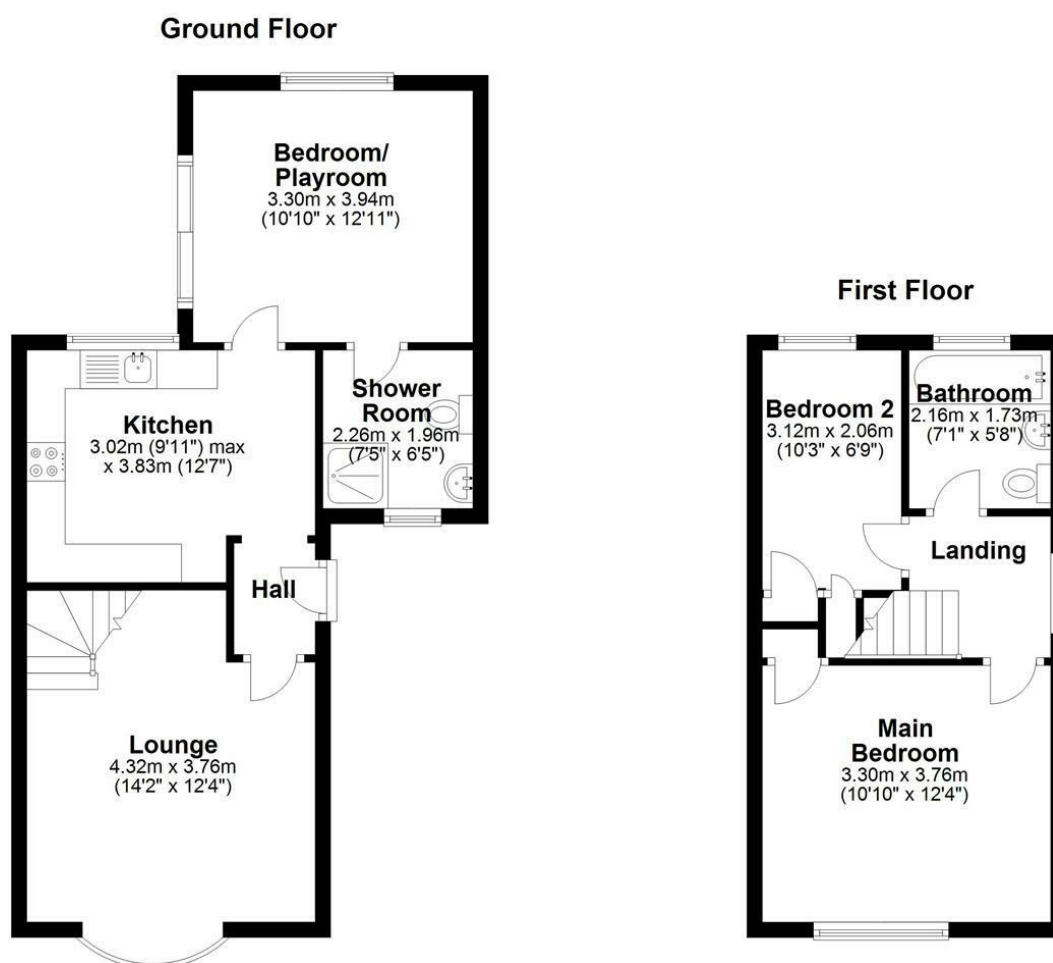
3.76m x 3.30m (12'4 x 10'10)



Gardens Front & Rear







This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Council Tax Band B Freehold

Services. Main's water, gas and electricity are understood to be available to the property but none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		56
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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