



**24 Eastfield  
Road  
Midway  
Swadlincote  
DE11 0DG**

**£169,950**

- ATTENTION INVESTORS REQUIRES UPGRADING
- PLEASANT VIEWS
- AMPLE PARKING
- ESTABLISHED GARDEN
- LOUNGE/DINER
- DINING KITCHEN
- TWO BEDROOMS
- BATHROOM
- WORKSHOP
- PRICE TO SELL



## GENERAL INFORMATION

### THE PROPERTY

**NO UPWARD CHAIN\*\*\*\* COSMETIC UPGRADING REQUIRED \*\*\*\*\* PRICED TO SELL \*\*\*\*\***We are pleased to offer for sale this traditional semi-detached residence on a quiet cul-de-sac location on Eastfield Road. The gas centrally heated accommodation comprises an entrance hall, lounge/diner, fitted dining kitchen, and conservatory. On the first floor, a landing leads to two bedrooms and a bathroom.

Outside is a good size drive way, an established rear garden, and a workshop. There are pleasant open outlooks to the front aspect.

### LOCATION

The property's location close to Swadlincote offers easy access to an excellent range of amenities, including schooling, shops, leisure facilities, pleasant walks in the surrounding open countryside and regular bus service. Burton upon Trent and Ashby de la Zouch are both a short drive away and offer a complete range of amenities.





## ACCOMMODATION

Entrance door opening through to hallway.

## HALLWAY

2.02m x 2.78m (6'7" x 9'1")

Stairs off to first floor, window to side aspect, useful under stairs storage cupboard, ceiling light point, radiator and door opening through to:

## LOUNGE DINER

3.94m max 2.26m min x 5.31m into chimney (12'11" max 7'4" min x 17'5" into chimney)

Two windows to the front aspect, stone fire surround with mahogany mantle and slate hearth with electric fire inset, there are two radiators, two ceiling light points and coving to ceiling.

## KITCHEN DINER - KITCHEN AREA

3.17m to window x 3.21m (10'4" to window x 10'6")

Is fitted with a range of base cupboards, drawers with wall mounted cabinets, there is space for a gas cooker, fridge and freezer, there is a ceiling light point and radiator, a door leads to the conservatory.

## KITCHEN DINER - DINING AREA

1.91m to window x 2.11m (6'3" to window x 6'11")

Has a further radiator and a window looking out over the rear garden,

## CONSERVATORY

2.75m x 2.36m to house wall (9'0" x 7'8" to house wall)

Has a radiator, provision for washing machine, wall light point and door out into the garden.

## FIRST FLOOR

### LANDING

Having ceiling light point and doors leading off to:

### BEDROOM ONE

3.50m into chimney x 3.94m (11'5" into chimney x 12'11")

Has a window to the front aspect offering fabulous views over the surrounding area, ceiling light point, radiator and a range of built in wardrobes providing hanging space and shelving.

### BEDROOM TWO

2.43m x 3.17m (7'11" x 10'4")

Has a window to the rear aspect, ceiling light point and radiator and a built in storage cupboard that houses the domestic hot water and central heating Worcester Bosch boiler.





#### BATHROOM

1.90m to window x 1.76m (6'2" to window x 5'9")

Window to the rear aspect, tiled surrounds, panelled bath, pedestal hand wash basin, W.C., there is a chrome heated towel rail and ceiling light point.

#### OUTSIDE

The property sits back off Eastfield Road behind a Tarmac driveway providing parking for several vehicles, a path leads down the side of the property and opens up into the rear garden which is predominantly laid to lawn with paved path and shrub borders. There is also a sectional garage with timber doors.

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### CONSTRUCTION

Standard Brick Construction

#### COUNCIL TAX BAND

South Derbyshire District Council - Band A

#### CURRENT UTILITY SUPPLIERS

Gas - Ovo

Electric - Ovo

Water - Mains - Severn Trent

Sewage - Mains

Broadband supplier - BT & Virgin

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

agency

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/School-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/s-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### CONDITION OF SALE

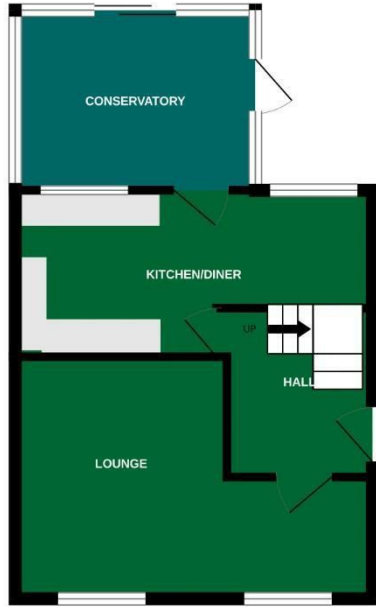
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### VIEWING

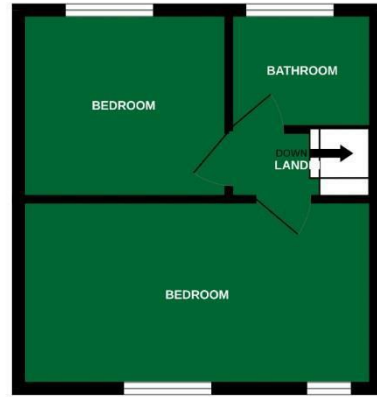
Strictly by appointment through Scargill Mann & Co (ACB/JLW 08/2024) A




GROUND FLOOR



1ST FLOOR



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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| Energy Efficiency Rating                    |   |
|---|---|
| Current                                     | Potential   |
| Very energy efficient - lower running costs |   |
| (92 plus) <b>A</b>                          | <b>86</b>   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             |   |
| Not energy efficient - higher running costs |   |
| <b>50</b>                                   |   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |

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