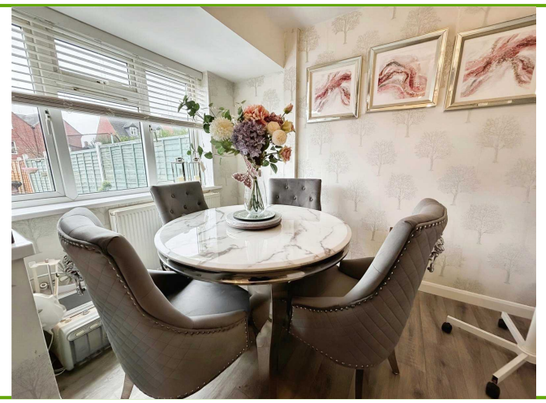


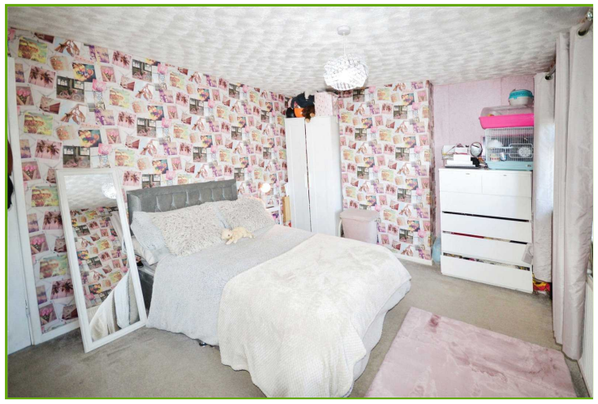














Durham Close, Swadlincote,
Derbyshire, DE11

Asking Price: £160,000

Tenure: Freehold

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your-move.co.uk

Durham Close, Swadlincote, Derbyshire, DE11

Asking Price: £160,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: D
Local Authority: South Derbyshire District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A well-presented two-bedroom semi-detached house in Midway, Swadlincote, offering a separate reception room, light kitchen-diner, garden, and two double bedrooms, conveniently located near schools, town-centre amenities, transport links, and green spaces, appealing to first-time buyers, investors, and families.

Description
This two-bedroom semi-detached house is for sale in Midway, Swadlincote, and is presented in good condition. It is likely to appeal to first-time buyers, investors and families seeking a practical home close to local amenities.

The ground floor offers a separate reception room and a kitchen with natural light and space for dining, creating a defined cooking and eating area. Upstairs, there are two double bedrooms, providing flexible sleeping or home working arrangements. The property also benefits from a garden, offering outdoor space for relaxation or play. The home has an EPC rating of D and falls within Council Tax Band A.

The property is situated in a residential area of Swadlincote with access to nearby schools and everyday local amenities, including shops and services in and around the town centre. Swadlincote provides supermarkets, leisure facilities and a range of cafés and eateries.

For transport, bus routes link Midway and Swadlincote with Burton upon Trent and Ashby-de-la-Zouch. The nearest mainline rail services are available from Burton upon Trent station, which offers trains to Birmingham in around 25–35 minutes and Derby in approximately 20–25 minutes, making commuting to larger centres feasible by car and train. The A511 and A514 provide road links towards Burton, Derby and the wider East Midlands.

Local green spaces and parks around Swadlincote and the nearby National Forest offer opportunities for walking and outdoor activities, adding to the area's appeal for those looking for a home with both town facilities and access to open space.

Location
With its ideal location, this home offers easy access to public transport links, nearby schools, local amenities, and the strong local community. For those who enjoy nature, there are plenty of walking routes nearby.

Entrance Hall
11' x 6'3" (3.35m x 1.9m)
Entrance hallway with stairs leading off to the first floor.

Lounge
10'5" x 10'5" (3.18m x 3.18m)
Upon entering, you will be greeted by a spacious reception room, providing a separate area for relaxation. The sofas can also be included within the sale if required.

Kitchen/Dining Room
17'1" x 9'7" (5.2m x 2.92m)
The modern kitchen boasts an abundance of natural light and features fridge freezer , dishwasher & oven are all included. It also offers a dining space, perfect for entertaining guests or enjoying family meals.

On the first floor:

Main Bedroom
13'8" x 10'5" (4.17m x 3.18m)
The property comprises two spacious and bright double bedrooms, both offering ample natural light and plenty of space for furniture.

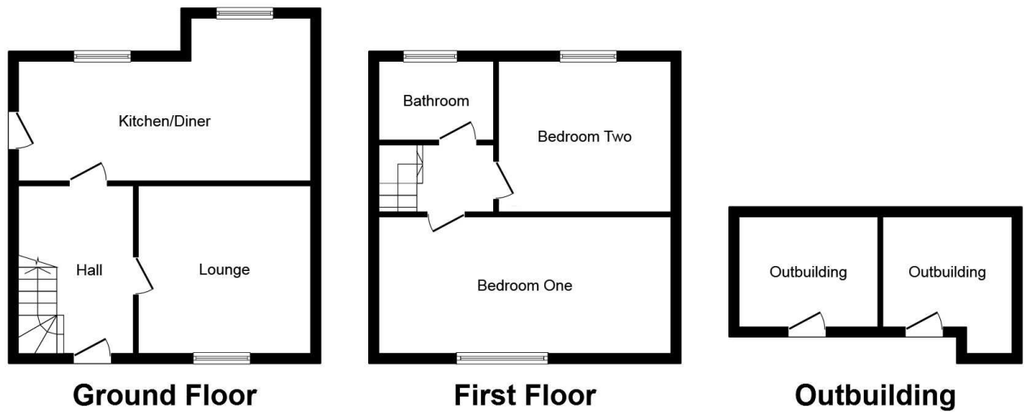
Each bedroom is designed to maximize comfort and provide a serene atmosphere.

Bedroom
11'11" x 10'4" (3.63m x 3.15m)
Double Bedroom.

Bathroom
6'3" x 5'6" (1.9m x 1.68m)
The bathroom has a white three piece suite with a pedestal sink, low flush wc and bath bath with an electric shower over. There is also a gas combination boiler.

Outside/Garden
The front and rear gardens are perfect for those who enjoy spending time outdoors. Additionally, there are outbuildings that offer convenient storage solutions and also an outside WC


For full EPC please contact the branch.



Total floor area 90.3 m² (972 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.