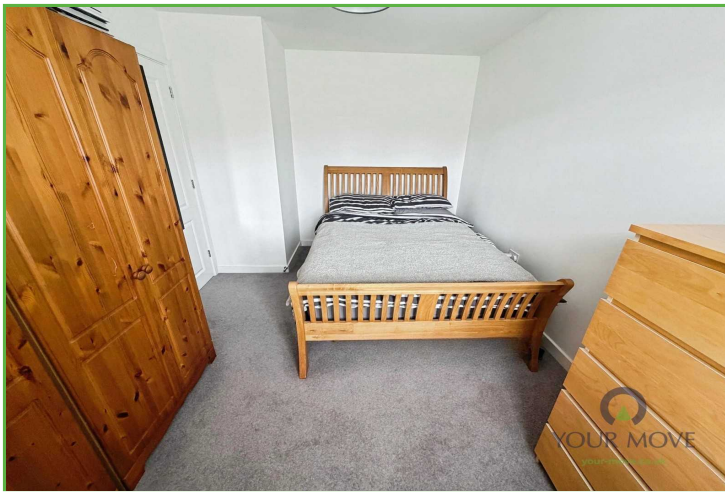
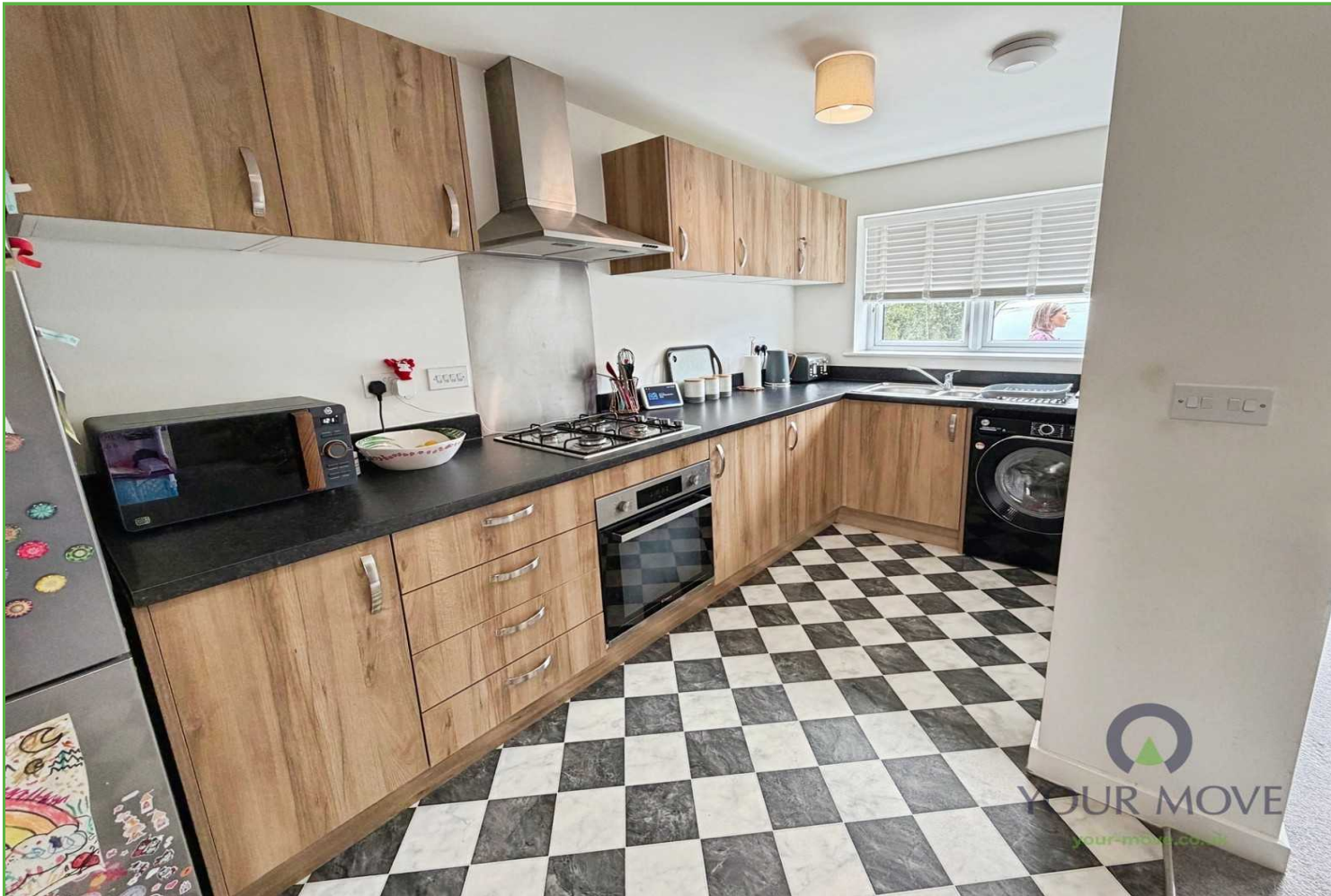
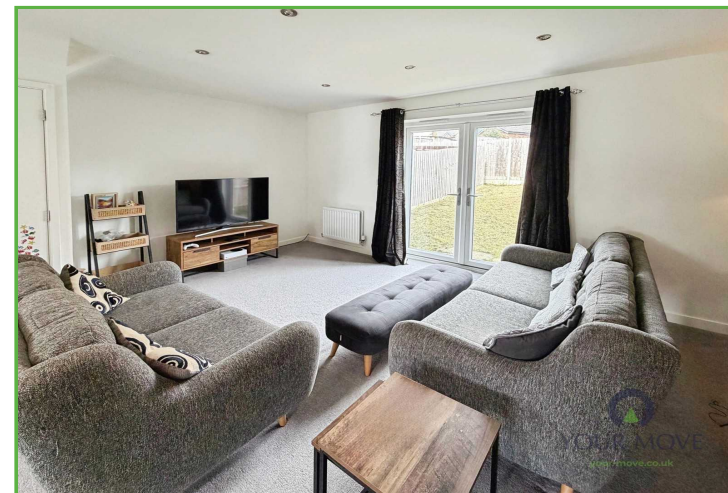
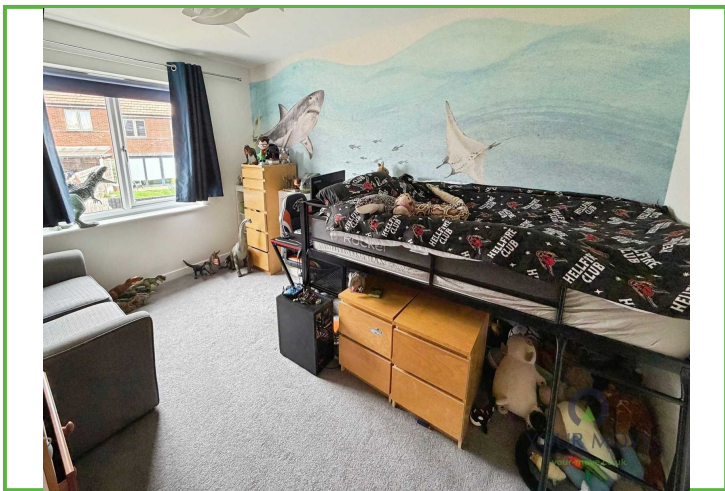




Limestone Close, Newhall,
Swadlincote, Derbyshire, DE11

Asking Price: £109,000

Tenure: Leasehold



your-move.co.uk

Limestone Close, Newhall, Swadlincote, Derbyshire, DE11

Asking Price: £109,000 Tenure: Leasehold

Council Tax Band: A
EPC Rating: B
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

This three-bedroom terraced house in Newhall, Swadlincote, is for sale on a shared ownership, no-chain basis and offers good-condition, two-storey accommodation with two bathrooms, an EPC rating of B, and convenient access to local amenities, schools and transport links.

Description

For sale: three-bedroom terraced house in Newhall, Swadlincote, Derbyshire, offered with no chain on a shared ownership basis currently at 50%. This can be escalated to the full 100% if desired. The property is presented in good condition and provides practical accommodation across two floors.

Inside, the ground floor offers a reception room suitable for living and dining, along with a kitchen and a bathroom. Upstairs, there are three bedrooms and a further bathroom, providing flexibility for families, couples or those needing a home office. The home benefits from an EPC rating of B and is in Council Tax Band B.

Newhall is located on the edge of Swadlincote, giving access to a range of local amenities. Swadlincote town centre offers supermarkets, local shops and cafés, while nearby leisure attractions include the Swadlincote Snowsports Centre and facilities at Greenbank Leisure Centre. The wider National Forest area provides country walks and outdoor spaces, with parks and green areas accessible within a short drive.

Schooling in the area includes a choice of primary and secondary schools in Newhall and Swadlincote, making the location suitable for

households with children. Public transport is available via local bus routes connecting Newhall with Swadlincote, Burton upon Trent and surrounding villages. The nearest railway stations are in Burton upon Trent and Derby, both reachable by car, offering services towards Birmingham, Nottingham and further afield, with typical journey times to Birmingham New Street from Burton in around 25–30 minutes.

This three-bedroom terraced house represents an opportunity to purchase a shared ownership home in a residential area of Newhall.

Entrance Hall
6'6" x 4'5" (1.98m x 1.35m)
Entrance hallway.

Cloakroom/Wc
6'5" x 5'10" (1.96m x 1.78m)
The cloakroom is appointed with a pedestal sink and a low flush wc.

Kitchen Area
15'6" x 6'9" (4.72m x 2.06m)
The kitchen area is modern and well equipped with an integrated gas hob, electric oven with space for additional appliances. There is dining space with an open plan layout.

Lounge Area
17'1" x 11' (5.2m x 3.35m)
Bright and airy living space with French Doors leading out to the rear garden.

On the first floor:

Main Bedroom
12'9" x 8'9" (3.89m x 2.67m)
Main double bedroom.

Bedroom Two
13'4" x 8'9" (4.06m x 2.67m)
Double bedroom.

Bedroom Three
9'9" x 7'9" (2.97m x 2.36m)
A generous third bedroom.

Bathroom
7'9" x 6'4" (2.36m x 1.93m)
The bathroom is appointed with a three piece suite comprising: bath with shower over, pedestal sink and a low flush wc.

Outside
There is parking to the front of the property.

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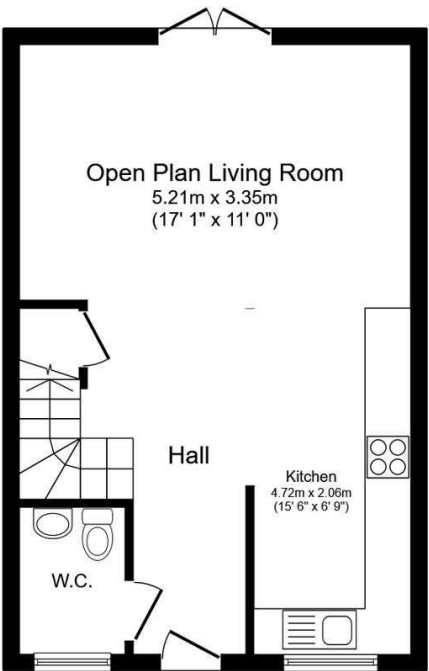


For full EPC please contact the branch.

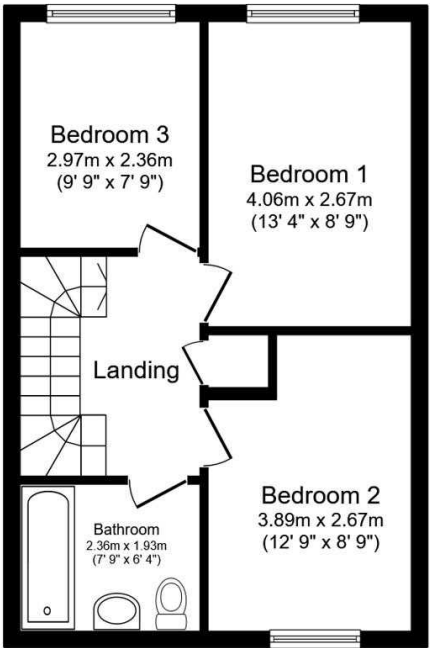
All Measurements
All Measurements are Approximate.

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.



Ground Floor



First Floor

Total floor area: 81.9 sq.m. (882 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

