

56 Silkstone Close, Swadlincote, DE11 9PE

£189,995









**\*\*SOUTH FACING GARDEN\*\*** An immaculate two bedroom semi-detached property situated within a cul-de-saq location. The property benefits from a double width driveway, two double bedrooms and a private south facing low maintenance rear garden. The accommodation in brief comprises to the ground floor: Entrance hall, kitchen and living room. The first floor offers two double bedroom and a fitted shower room. The outside of the property to the front elevation has a double width driveway leading to the front entrance which has an outside store adjacent that benefits from double electric socket. The rear elevation offers a low maintenance south facing garden, shed with power, all of which is enclosed via timber fencing.

#### SUMMARY

**\*\*SOUTH FACING GARDEN\*\*** An immaculate two bedroom semi-detached property situated within a cul-de-saq location. The property benefits from a double width driveway, two double bedrooms and a private south facing low maintenance rear garden. The accommodation in brief comprises to the ground floor: Entrance hall, kitchen and living room. The first floor offers two double bedroom and a fitted shower room. The outside of the property to the front elevation has a double width driveway leading to the front entrance which has an outside store adjacent that benefits from double electric socket. The rear elevation offers a low maintenance south facing garden, shed with power, all of which is enclosed via timber fencing.

#### GROUND FLOOR

##### HALLWAY

With double glazed entrance door and cloaks cupboard.

##### WC/CLOAKS

With tiled splashbacks, central heating radiator, wash basin and WC.

##### KITCHEN

8'1" x 6'6" (2.46 x 1.98)

With double glazed window to front, wall and base units, roll edge work surfaces and tiled splash-backs, inset sink and drainer with mixer tap, inset oven, hob and extractor hood. Space for fridge/freezer and washing machine.





**LOUNGE** 15'0" x 12'7" (4.57 x 3.84)  
Having a radiator, feature fireplace and French doors to garden. Stairs to upper floor.

**FIRST FLOOR LANDING**  
With a loft hatch (loft is part boarded with pull down ladder and lighting) and doors leading off to

**BEDROOM ONE** 8'1" x 12'7" (2.46 x 3.84)  
With central heating radiator and windows to front elevation.

**BEDROOM TWO** 8'1" x 12'7" (2.46 x 3.84)  
With central heating radiator, window to rear and fitted cupboard.

**SHOWER ROOM** 6'4" x 6'0" (1.93 x 1.83)  
With a three piece suite comprising; wash hand basin with mixer tap and vanity unit, low level WC, double shower with glass sliding door and gravity shower over, tiled splash backs, heated ladder towel rail and a double glazed UPVC window to the side elevation.



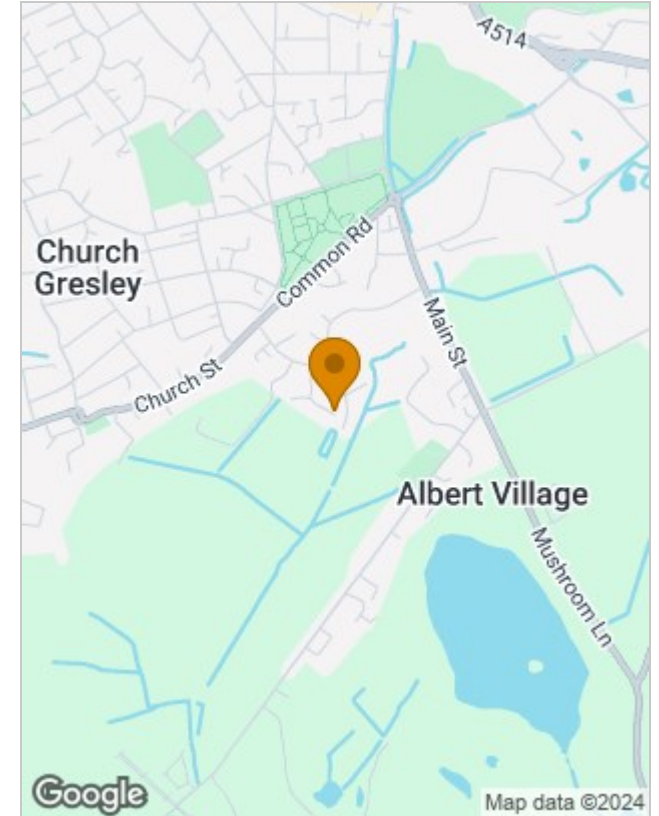




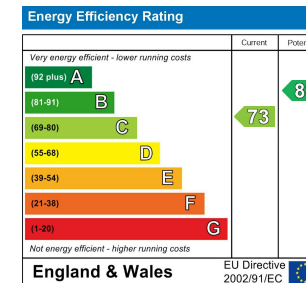
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Abode Burton Sales Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.