ABODE
SALES & LETTINGS

Swans Rest, Newhall, Derbyshire, DEII 0UY

Asking Price £152,000

https://www.abodemidlands.co.uk/

**** EN SUITE BATHROOM & SHOWER ROOM **** NEWLY DECORATED & NEW CARPETS **** Modern property offered for sale with no upward chain, fitted dining kitchen, lounge with doors onto the garden, two bedrooms, one with en suite bathroom and the other with en suite shower room. Parking space and a rear garden.

ABODE
SALES & LETTINGS

KITCHEN
Entrance door into the kitchen with fitted wall mounted base and drawer units with work surfaces and a breakfast bar. Sink unit, fitted cooker, appliance spaces, two storage cupboards and radiator.

CLOAKROOM
Low flush WC, wash handbasin, radiator.

LOUNGE
UPVC double glazed window and double doors onto the garden, stairs to the first floor and radiator

FIRST FLOOR LANDING
Loft access and doors too -

BEDROOM I
Wardrobes, radiator and UPVC double glazed window.

EN SUITE
P shaped panel enclosed bath with a shower over, vanity sink unit with wash hand basin and storage cupboard, low flush wc, radiator and UPVC double glazed window.

BEDROOM 2
UPVC double glazed window and a radiator.

EN SUITE
Walk in shower, vanity sink unit with wash hand basin and storage cupboard, chrome ladder style radiator and a UPVC double glazed window.

OUTSIDE
Allocated parking space, side gate into the enclosed rear garden with paved and decked patios.

ABODE

ABODE

ABODE

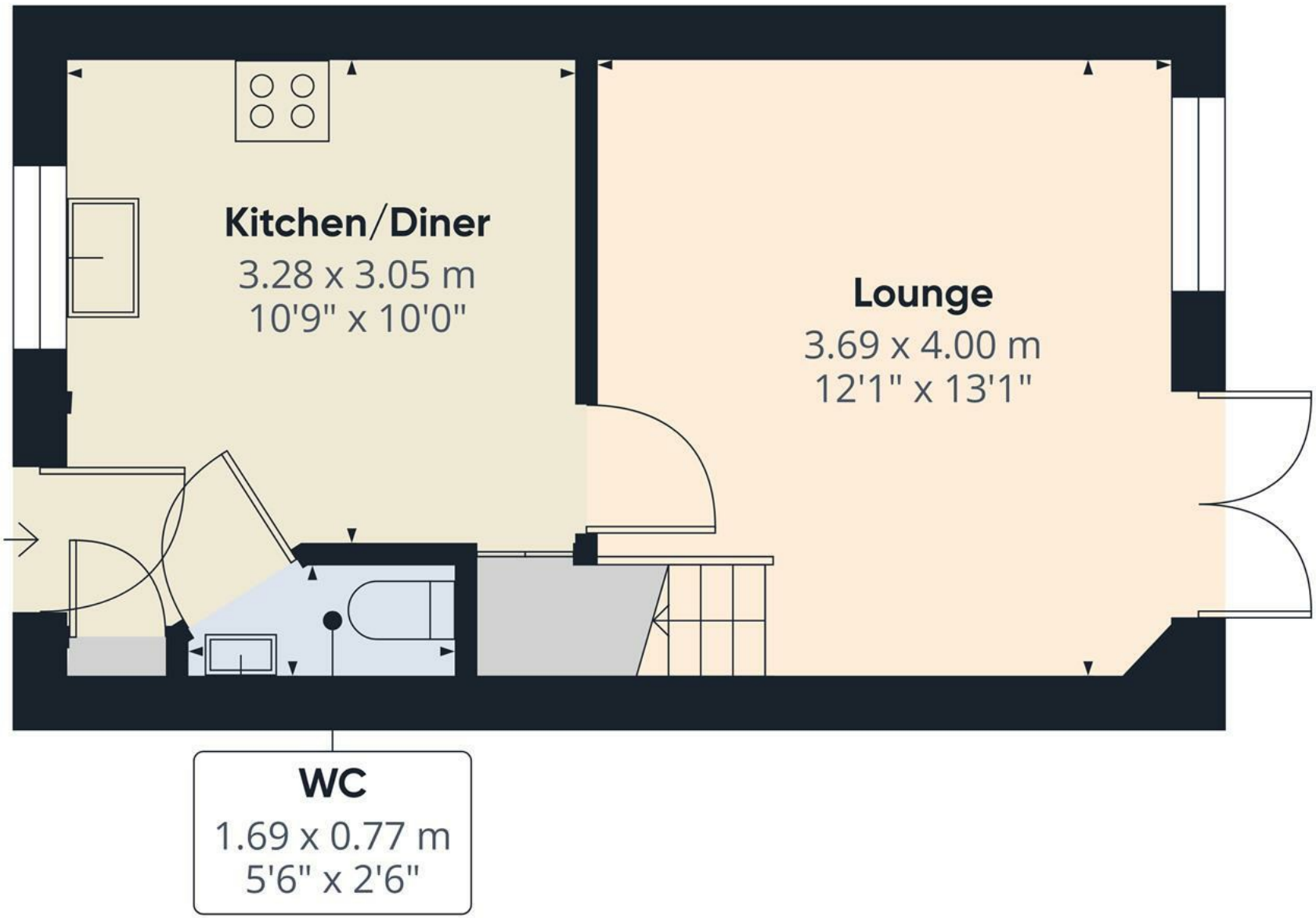
ABODE

ABODE

ABODE

ABODE

ABODE



Floor 0

ABODE

Approximate total area(1)

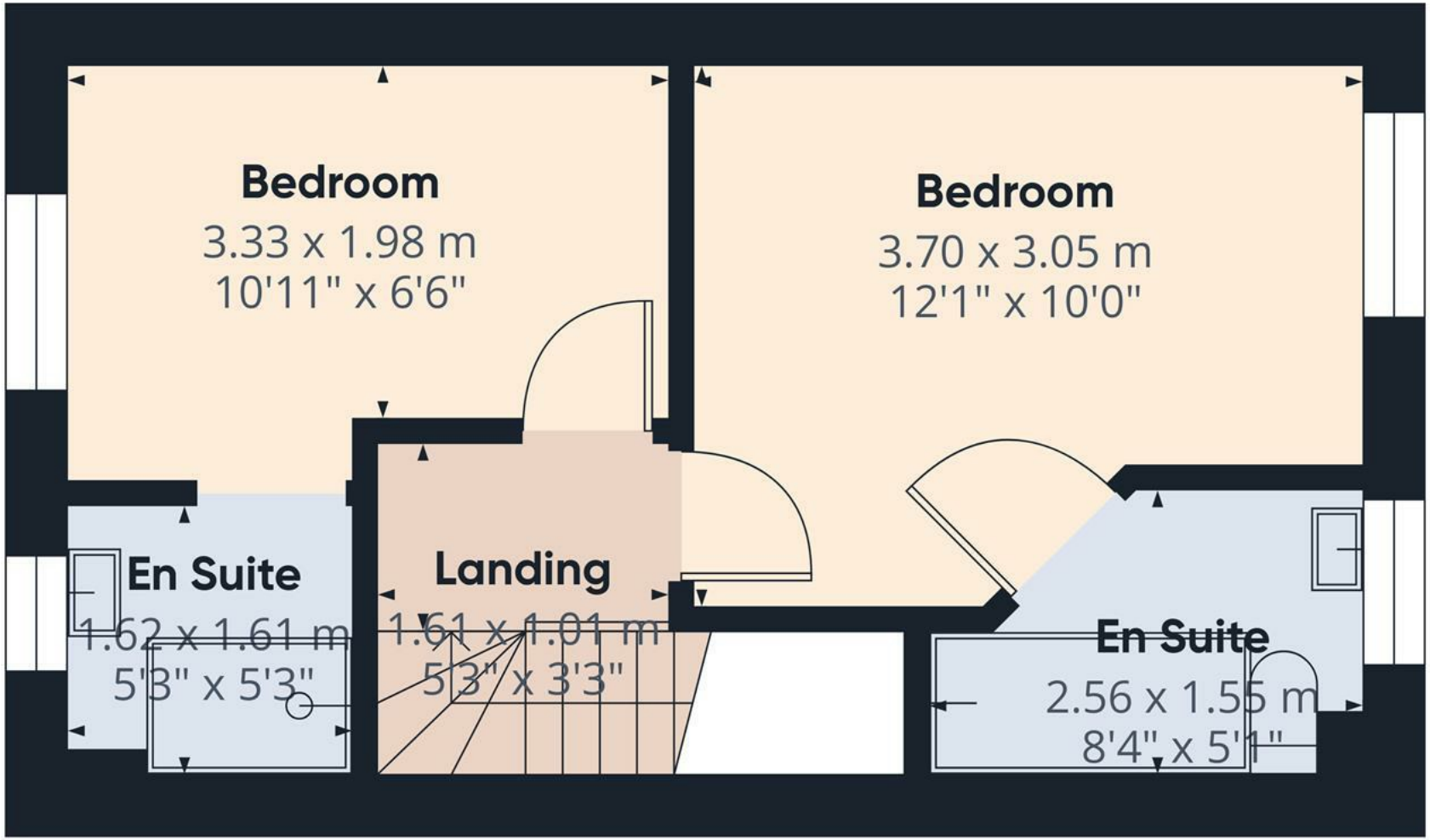
28 m²

301 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area(1)

24.5 m²

264 ft²

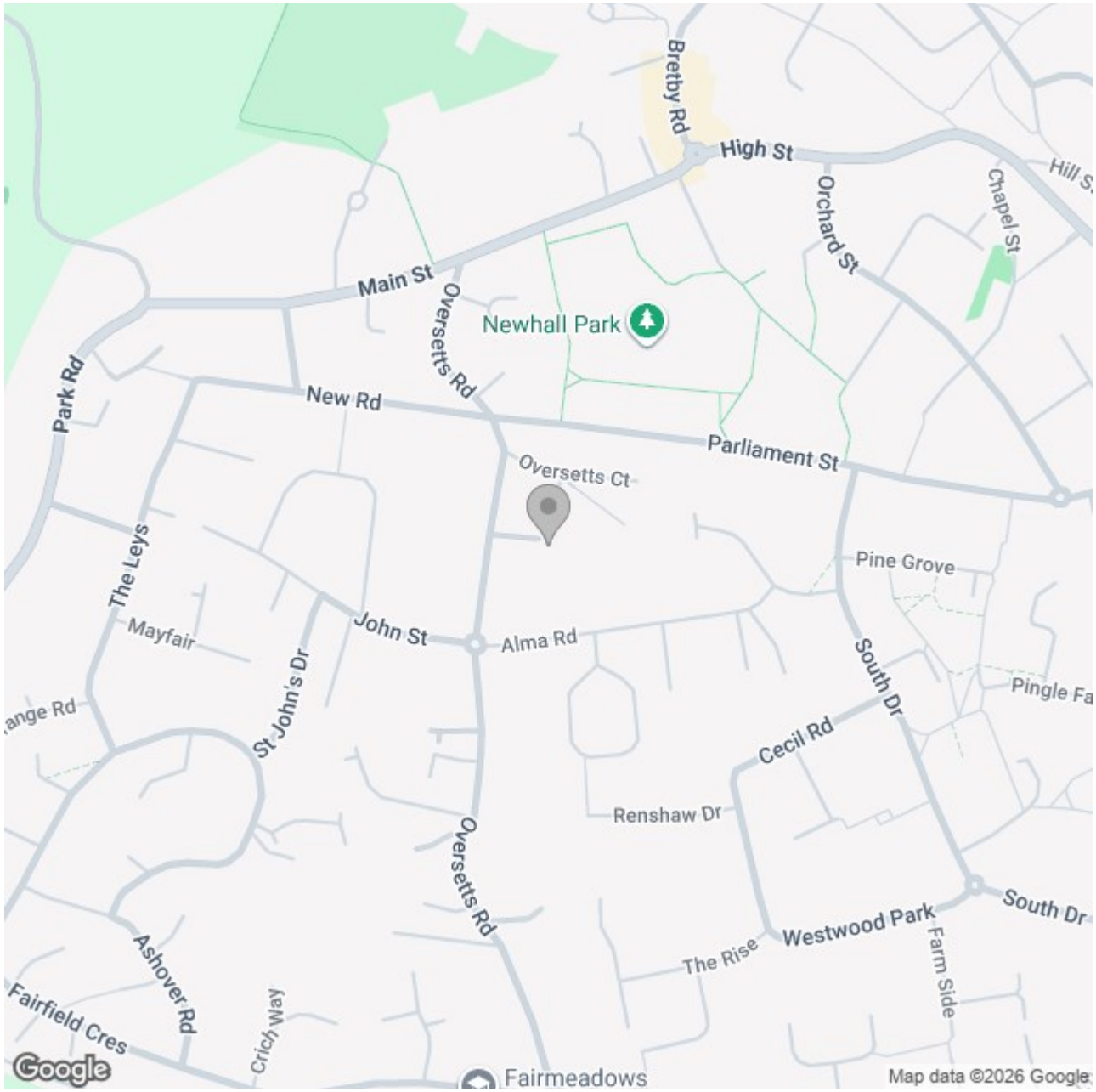
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

N E S W

Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.