ABODE
SALES & LETTINGS

Swans Rest, Newhall, Derbyshire, DEII 0UY

Offers Over £148,000



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.





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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.






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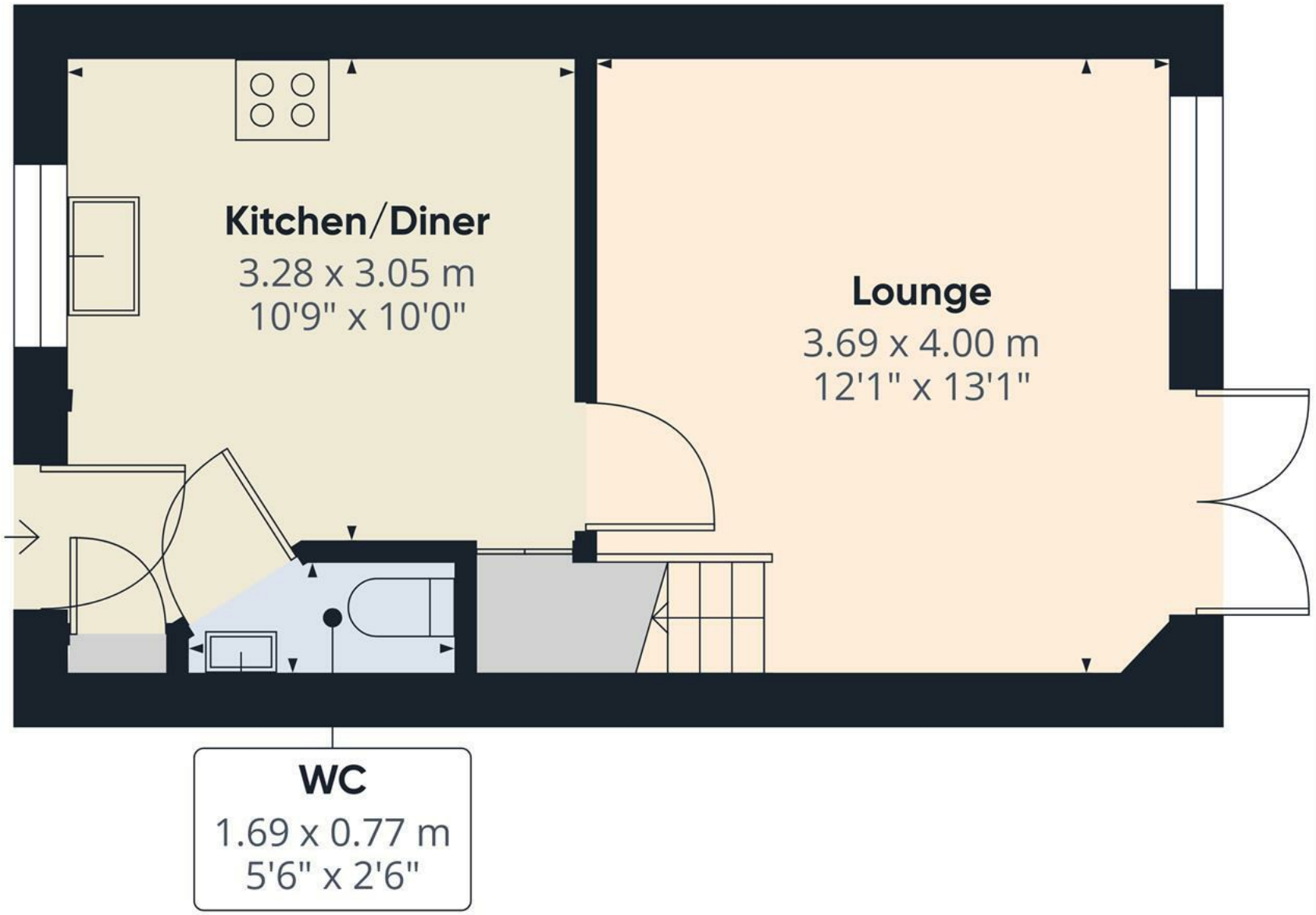

Floor 0

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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.

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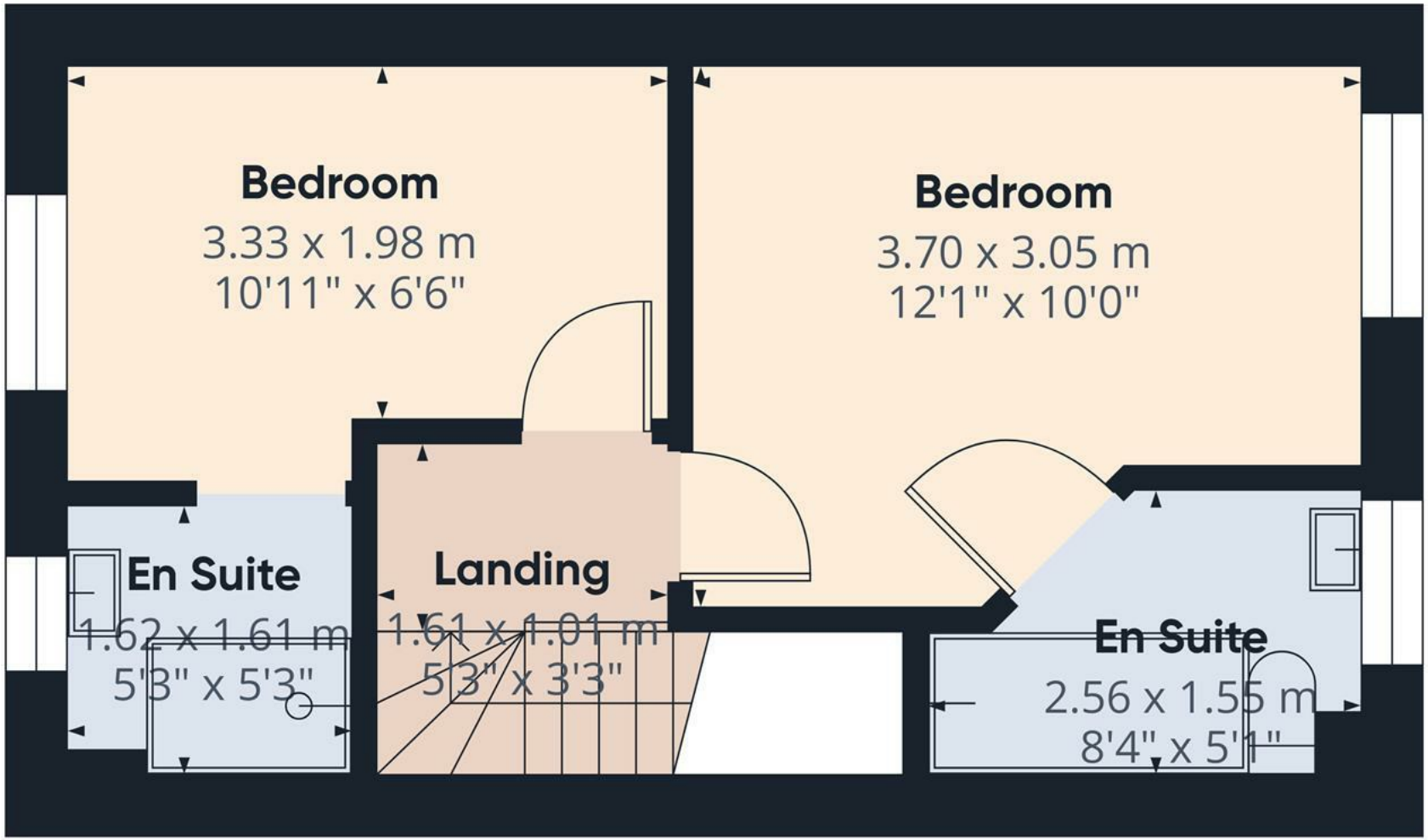

N
E
W
S

Floor 1

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Approximate total area(1)

24.5 m²

264 ft²

(1) Excluding balconies and terraces

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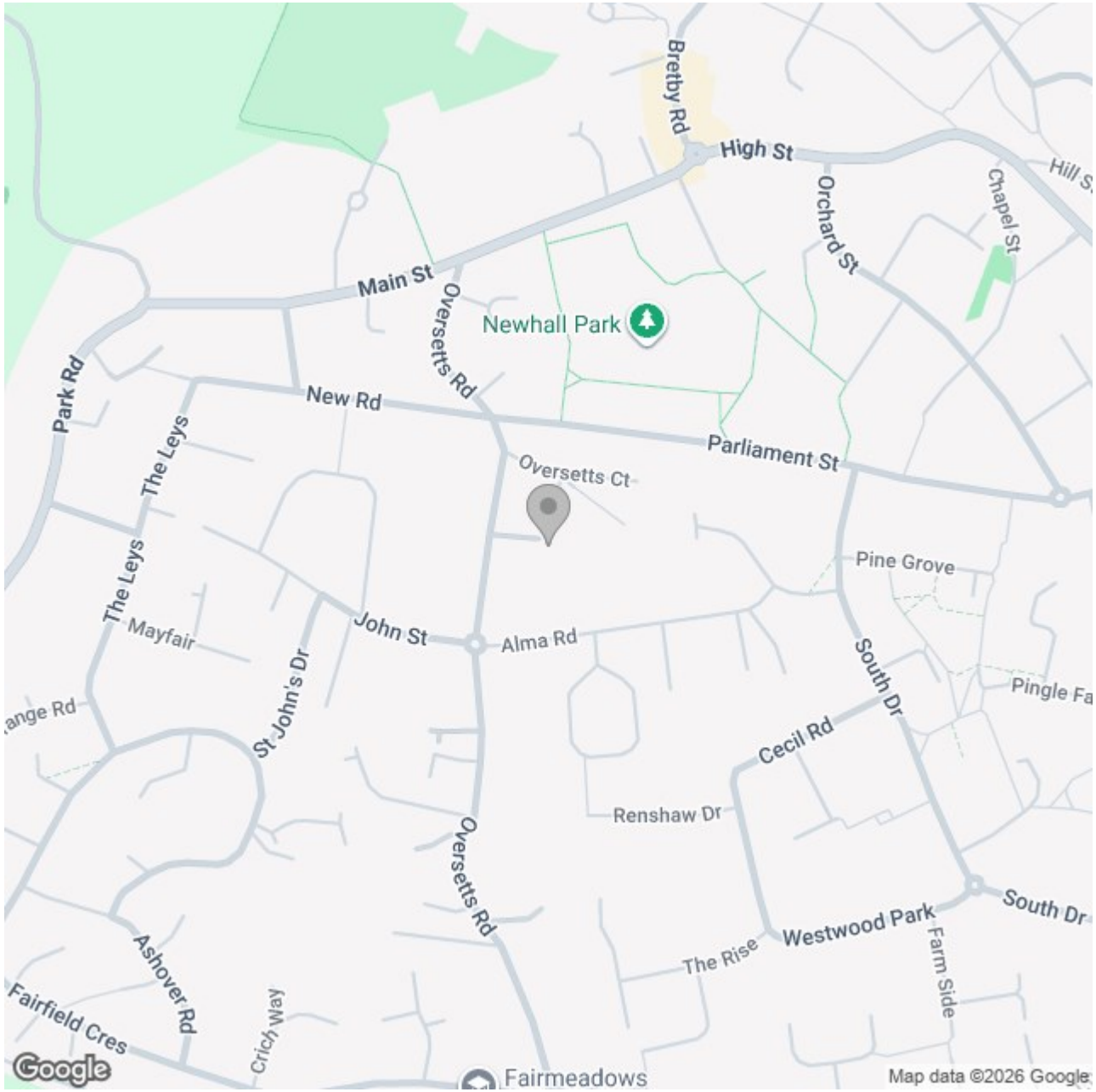

Energy Efficiency Rating

	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	

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