



**Burton Road
Midway
Swadlincote
Derbyshire
DE11 7ND**

Offers in Excess of £262,000

bettermove

Burton Road Swadlincote

Bettermove are proud to present this lovely 4 bedroom semi-detached house in Midway, available with no forward chain. This property has recently been refurbished, including a full rewire, replumb, new roof, windows and doors.

The property benefits from double glazing, gas central heating throughout and has off road parking for around 8 cars, in addition to a single garage. The property is freehold and the council tax band is D.

The interior of this beautifully presented property comprises an entrance hallway, spacious living room with a fireplace and centre lighting, a modern kitchen-diner with a breakfast bar and integrated appliances, a w/c and cellar access are also on the ground floor. The first floor has the master bedroom with a sleek ensuite shower room, the family bathroom and a bedroom currently used as a dressing room. The second floor comprises two double bedrooms. The exterior has a small decked garden to the side, and the property has stunning views.

Located in Midway, the property is located near schools, parks and a shop. It is also half a mile from Swadlincote with a range of amenities.

Excellent road connections can be found from the A511 on to the M1, and Burton-on-Trent train station is a short drive away.

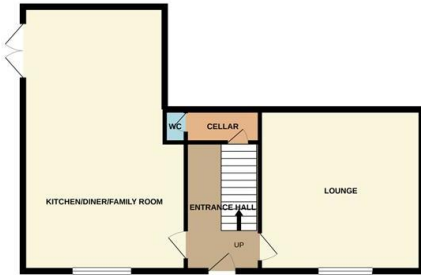
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

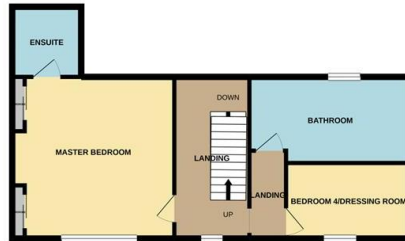
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



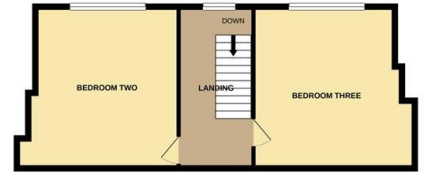
GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



2ND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1778 sq.ft. (165.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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