



## 4 bed semi-detached house to buy in DE11

Hearthcote Road, Swadlincote, Derbyshire, DE11 9DU

**£65,000** Starting Bid

 x4  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Four Bedroom Family Home - Renovation Project
- ✓ South Facing Garden
- ✓ Popular Location of Swadlincote
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

0121 661 8465  
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties

Situated within Swadlincote, this four bedroom property offers an excellent opportunity for investors, developers and buyers seeking a renovation project with significant potential.

The property extends to over 1,200 square feet of accommodation and is arranged across two floors. The ground floor comprises a spacious living room to the front, a separate dining room, a fitted kitchen and an additional reception room offering flexibility for a variety of uses. An entrance hall provides access to all principal ground floor accommodation and stairs rising to the first floor.

To the first floor are four well-proportioned bedrooms and a family bathroom, with the generous layout lending itself well to family occupation once modernisation works have been completed.

Externally, the property benefits from a lawned rear garden with useful summer shed and storage shed, providing ample outdoor space for families and keen gardeners alike.

Located within easy reach of Swadlincote town centre, local amenities, schools and transport links, this is a rare opportunity to acquire a sizeable property with excellent scope for renovation in a well-established residential setting.

Non-Standard Construction - Cash Buyers Preferred

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £65,000

Property Type: Semi-detached house

Parking: Off Street

Known property issues: Damp, Insufficient fire/smoke alarm systems

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk**

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