



**West Street
Swadlincote
Derbyshire
DE11**

Offers in Excess of £180,000

bettermove

West Street Swadlincote

Bettermove are proud to present this 3 bedroom semi-detached house in Swadlincote.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway and garage.

The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, dining room, fitted kitchen, and conservatory on the ground floor. The first floor consists of three generous double bedrooms and the family bathroom. The exterior boasts a private rear garden, with low maintenance patio and decking areas, perfect for enjoying the summer months.

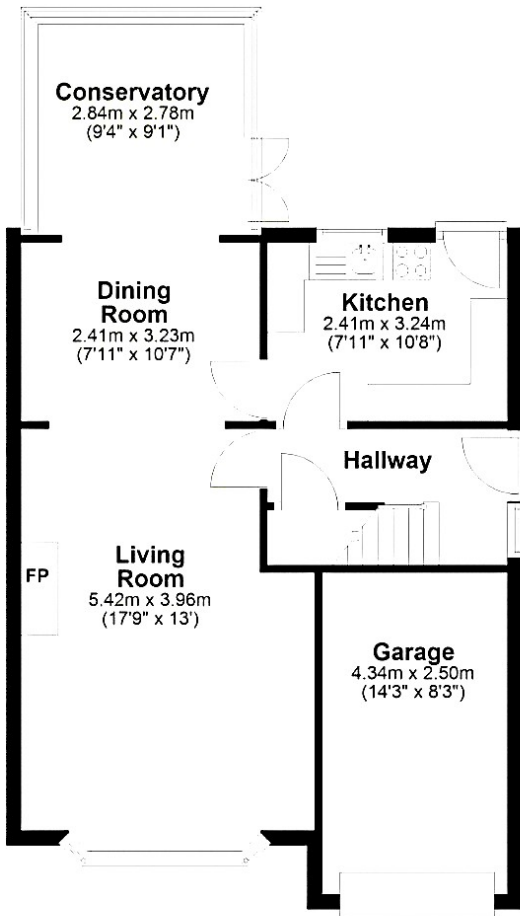
Located in the popular town of Swadlincote, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Burton-on-Trent train station, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



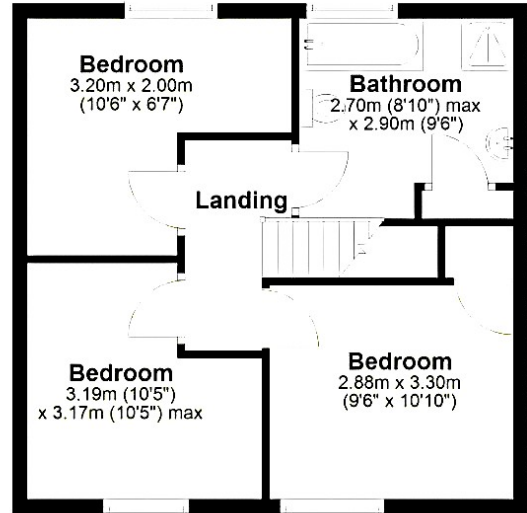
Ground Floor

Approx. 62.7 sq. metres (674.7 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



Total area: approx. 105.3 sq. metres (1132.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk