

*Salisbury Drive, Midway, DE11*

*£190,000*



CADLEY CAULDWELL are pleased to offer to the market this semi-detached property in a popular residential location within easy access of main routes. With NO CHAIN and having had a new boiler and consumer unit fitted, the property comprises three bedrooms, shower room, kitchen, 24' lounge / diner, downstairs WC, enclosed rear garden; and with the benefit of double glazing and gas central heating.

EARLY VIEWING IS HIGHLY RECOMMENDED.

To arrange your viewing contact CADLEY CAULDWELL on 01283-217251.

- |  |   |  |
|--|---|--|
|  NO CHAIN           |  Three Bedrooms      |  Recently Renovated Throughout                |
|  24' Lounge / Diner |  VIEWING RECOMMENDED |  Freehold/EPC Rating: D / Council Tax Band: A |

# Salisbury Drive, Midway, DE11

**Directions**  
SAT NAV Users: Postcode DE11 7LE

**IMPORTANT NOTE**  
Mortgage Advice available.

**Porch**  
3'2" x 1'9" (0.97m x 0.53m)

**Hallway**  
6'1" x 12'0" (1.85m x 3.66m)  
Measurements shown are a maximum.

**WC**  
2'8" x 4'4" (0.81m x 1.32m)

**Kitchen**  
6'1" x 10'6" (1.85m x 3.20m)

**Lounge / Diner**  
11'8" x 24'7" (3.56m x 7.49m)  
Measurements shown are a maximum.

**Rear Lobby**  
3'7" x 9'3" (1.09m x 2.82m)  
(Alcove in lobby area 3'8" x 2'3")

**Stairs & Landing**

**Bedroom 1**  
11'11" x 13'11" (3.63m x 4.24m)  
Measurements shown are a maximum.

**Bedroom 2**  
10'5" x 12'0" (3.18m x 3.66m)

**Bedroom 3**  
7'10" x 9'11" (2.39m x 3.02m)

**Shower Room**  
5'7" x 5'9" (1.70m x 1.75m)

**To the Front**  
Forecourt area laid to lawn with boundary hedge and feature shrubs, concrete and paved driveway providing off-street parking and leading alongside of property.

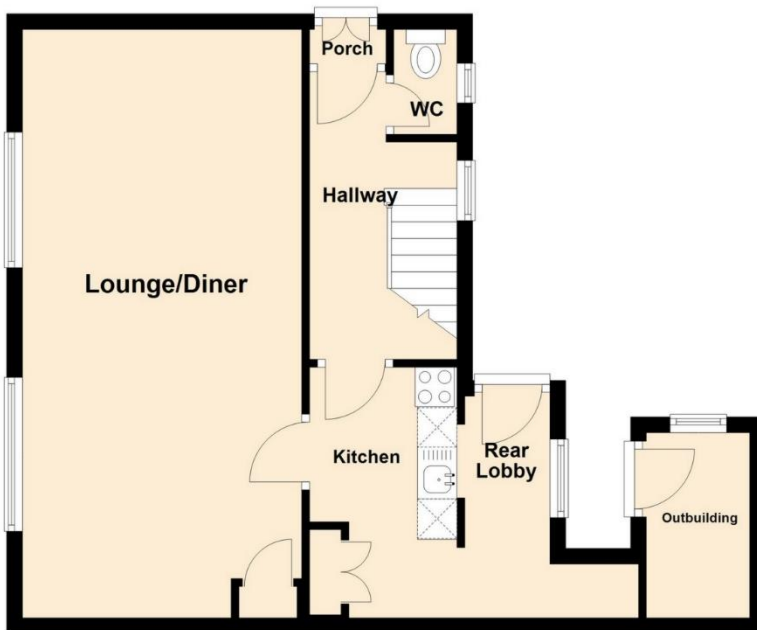
**To the Rear**  
Enclosed rear garden, paved patio / seating area, sectional garage, low retaining wall, lawned area with miscellaneous shrubs and planting, wooden storage shed, brick-built outbuilding for storage (4'4" x 7'9").

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

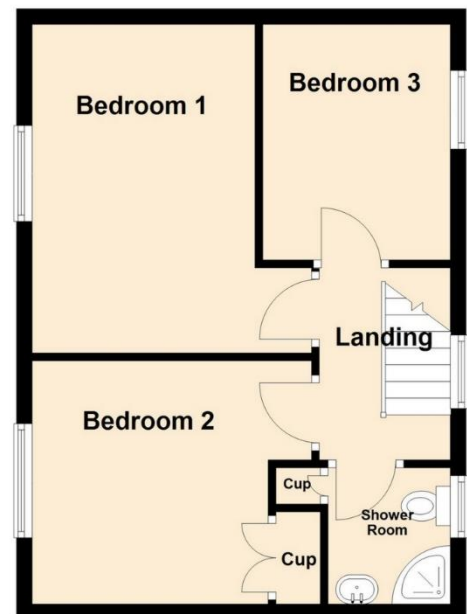




**Ground Floor**



**First Floor**



Viewing by appointment only with  
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.