



70 James Street

Midway | DE11 7NE | Guide Price £170,000

ROYSTON
& LUND

- Guide Price £170,000 - £175,000
- Living Room // Dining Room
- Ground Floor WC
- South-West Facing Garden
- Local Schools, Supermarkets & Transport Links
- Two Bedroom Terraced
- Gas Range Cooker
- Side Access
- Generous Long Garden
- Freehold / Council Tax Band - A / EPC Rating - D





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Royston & Lund are delighted to present this two-bedroom terraced property, offering a thoughtful layout that is deal for first-time buyers, downsizers, or investors.

Step into a welcoming hallway, where to the left you'll find a bright and inviting living room, complete with a bay window that fills the space with natural light. Further along the hall, leads to another generous dining room featuring sliding patio doors that open out to the rear garden—perfect for entertaining. A door from the dining area connects directly to the kitchen, which boasts a large range cooker, classic wooden worktops, and neutral cabinetry, blending charm with modern practicality.

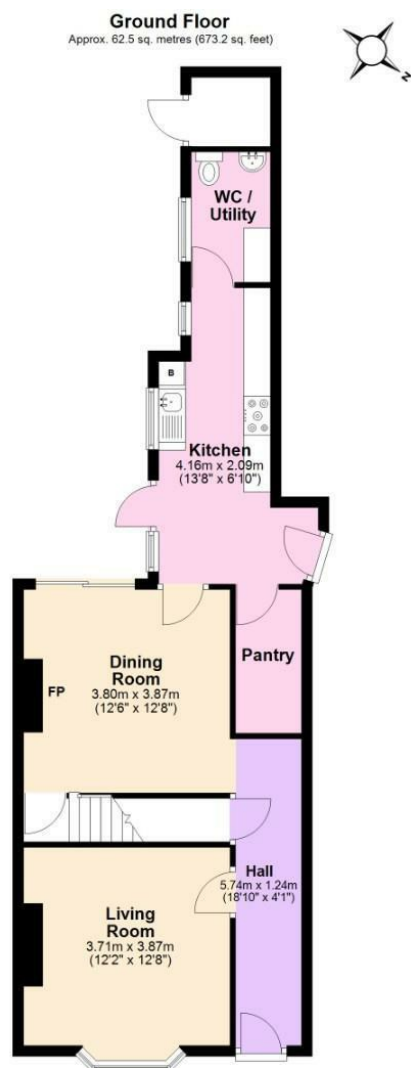
To the rear of the kitchen is a convenient utility area, a WC,, as well as a side door offering external access, ideal for everyday convenience or gardening. A pantry adds additional practicality.

Upstairs, the property offers two well-appointed bedrooms and a family bathroom, providing comfortable and functional living space.

Outside, the property enjoys an extensive rear garden that stretches generously to the back, offering plenty of space for outdoor living, gardening, or future landscaping projects, while the convenient side access adds to its everyday practicality.

70 James Street is ideally located in a well-connected, family-friendly area of Midway, Swadlincote. It's within walking distance of good local schools, including Eureka Primary and Granville Academy. Swadlincote town centre is just a short drive away, offering supermarkets, shops, cafés, and a cinema. Nearby parks and Midway Community Centre provide leisure and recreational options, while local pubs like The Midway Inn add to the area's charm. Health services are close at hand, and excellent transport links connect you to Burton-on-Trent and Tamworth, making commuting easy.





Total area: approx. 104.1 sq. metres (1120.6 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

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		
	67	80

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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