



**3 Milton Avenue
Midway, DE11 0HL
Reduced to £220,000**

lizmilsom
properties 

3 Milton Avenue, Midway, DE11 0HL

**** LIZ MILSOM PROPERTIES **** are delighted to offer for sale, this modern link **DETACHED BUNGALOW**, offered with **NO UPWARD CHAIN**, benefitting from **GAS CENTRAL HEATING**, uPVC double glazing including Conservatory, occupying a generous sized plot providing **AMPLE OFF ROAD PARKING**, potential **CARAVAN STANDING SPACE**, in a very quiet cul-de-sac on the ever popular Poets estate. Excellent roadlinks to the M42, A511 leading to Ashby-de-la-Zouch, Burton on Trent and Derby. Council Tax Band C - EPC rating C Early viewing is **HIGHLY RECOMMENDED** - Call our dedicated sales team - Open 7 days. late night Thursdays.

- Offered with NO UPWARD CHAIN
- Gas central heating, UPVC double glazing
- Well equipped Wet room, 2 double bedrooms
- Attached garage
- Impressive sized plot within quiet cul-de-sac
- Detached 2 double bedroom Bungalow
- Fitted Kitchen, spacious Lounge
- Double glazed Conservatory
- Ample parking, potential Caravan standing
- Excellent roadlinks - View without delay



Location

Midway is handy for local amenities and within walking distance to Swadlincote town centre and is well placed for the commuter with excellent road links via the nearby A511 to the towns of Burton on Trent, Ashby de la Zouch and Derby. The M42 is also easily accessible as is the A38 leading to Birmingham and Nottingham. Local amenities include both Primary and Secondary schools within walking distance and there is a local bus route.

The Well Presented Accommodation

Fitted Kitchen

12'0 x 8'4 (3.66m x 2.54m)

Front entrance door provides access to the Kitchen, having a range of wall and floor mounted units with work surface areas over incorporating sink with mixer tap, four ring electric hob, oven with extractor over, UPVC double glazed window to side elevation, plumbing for washing machine, corniced ceiling, telephone point and radiator. The wall mounted gas boiler is also located in this room, attractive tiled walls and flooring. Door to:

Spacious Lounge/Diner

17'0 x 10'0 (5.18m x 3.05m)

Having uPVC double glazed bow window to front elevation, a focal point is the fire surround with fitted gas fire, telephone point, tv aerial point, corniced ceiling, radiator and fitted carpet. Door to Inner Hall

Inner Hall

5'7 x 3'5 (1.70m x 1.04m)

Having fitted carpet, access to loft hatch and useful built-in storage cupboard. Access to both Bedrooms and Wet/Shower Room.

Well equipped Shower/Wet room

6'4 x 5'6 (1.93m x 1.68m)

Having three piece suite comprising of shower area with fitted electric shower, pedestal wash hand basin and low-level WC. Fully tiled walls, heated towel rail and side opaque double glazed window.

Double Bedroom One

10'0x12'3 (3.05mx3.73m)

Both bedrooms are located to the rear of the property,

the main double bedroom has free standing mirrored wardrobes which will be included in the sale, radiator, fitted carpet and patio doors leading to conservatory.

uPVC double glazed Conservatory

9'7 x 9'0 (2.92m x 2.74m)

Located to the rear of the property, having vinyl style flooring. and French doors leading to the rear garden and decked patio.

Double Bedroom Two

10'2 x 8'4 (3.10m x 2.54m)

Finally completing the accommodation is the second bedroom having window overlooking the rear garden, fitted wardrobes, radiator and laminate flooring.

Front Garden

The property occupies a delightful and private position, located at the head of the this small cul-de-sac of similiar style properties. There is an adjacent large lawned area and front gravelled area perfect for parking, with a separate resin driveway. Slabbed pathway leads to the front entrance doorway and wrought iron gates lead to the attached garage. Outside tap and lighting.

Attached single Garage

Having up and over door, power, light supply and rear service door and window.

Rear Garden

Having decked patio area with verandeh style roof covering, lawn area and paneled fenced boundaries.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at Liz Milsom Properties.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice offering COMPETITIVE fees.

Available:

9.00 am – 6.00 pm Monday to Friday (Late Night until

8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/EMM.25.08.2023/1 DRAFT

LMPL/LMM/EMM. 31.08.2023/2 APPR



GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.

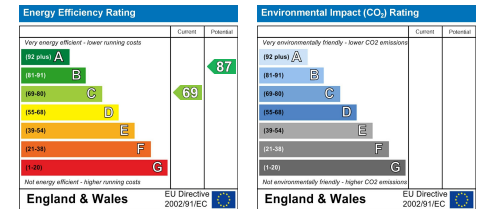


TOTAL FLOOR AREA : 547 sq.ft. (50.8 sq.m.) approx.

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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Directions

For SAT NAV purposes use DE11 oHL



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COUNCIL TAX

Band: C

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 4202

