



**61 Skidders Way**  
**Midway, Derbyshire DE11 7NL**  
**Offers over £250,000**

**lizmilsom**  
**properties** 



## 61 Skinners Way, Midway, Derbyshire DE11 7NL

**\*\* NEW PRICE - MOTIVATED SELLER\*\* SOUGHT AFTER LOCATION, IDEAL FAMILY HOME OFFERING GREAT VALUE - HURRY TO VIEW !** Small select development, close to amenities with easy access to M42. Newly decorated throughout, Gas central heating, double glazed including Conservatory & GARAGE. Offered with NO UPWARD CHAIN Hall, Lounge, SPLENDID FITTED Howdens Dining KITCHEN with built in appliances ,Cloaks/WC, 3 Bedrooms, En-Suite and family Bathroom. EPC rating C, - Council Tax Band C - South Derbyshire District Council. Front & rear gardens. Long side driveway providing ample parking for 3 vehicles leading to the garage. Woodland walks and Midway pond all close by, perfect for dog walkers. CALL LIZ MILSOM PROPERTIES - OPEN late night till 8pm Thursdays.

- Great ready to move into FAMILY HOME
- Small development, cul-de-sac
- Spacious Lounge, Guest Cloaks/WC
- Master bedroom Ensuite & wardrobes
- Easy access to M42
- Prime & much sought after location
- Splendid Breakfast Kitchen with all appliances
- Conservatory with patio area
- Family bathroom - 2 further bedrooms
- Early viewing highly recommended



## Location

Within a short walking distance of Swadlincote town centre and its excellent local amenities, within walking distance of Primary, Secondary & Academy, all on your doorstep. Midway is also 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. This development is well placed for woodland walks as Swadlincote Woodlands is close by to Midway Ponds, ideal for dog walking and various nature trails and is within easy walking distance of Swadlincote town centre.

## The accommodation in more detail:-

### Reception Hall

Front entrance door leads into the Hall with fitted coir mat, newly fitted carpet, stairs leading off to the first floor. Door to Cloaks/WC and Lounge.

### Guest Cloaks/WC

5'6 x 3'0 (1.68m x 0.91m)  
Having two piece suite of low-level WC and wash hand basin with part tiled splashbacks. Laminate style flooring and opaque double glazed window to front aspect.

### Spacious Lounge

17'10 incl bay x 12'3 max (5.44m incl bay x 3.73m max)  
A generous sized family room situated to the front aspect, a focal point of which is the fire surround with raised hearth and fitted electric fire, useful understairs cupboard, double glazed walk in bay window to front aspect and fitted carpet.

### Splendid fitted Breakfast Kitchen

15'6 x 10'3 (4.72m x 3.12m)  
Having an extensive range of slate grey coloured wall and floor mounted units supplied from Howdens with inset 1.5 bowl stainless steel sink unit with mixer tap over with ample rolled edge work surface areas Included in the sale are the built-in appliances which include Lamona 4 ring gas hob, extractor hood over, electric oven and integrated dishwasher, automatic washer and free standing fridge freezer, perfect for first time buyers starting on the housing ladder with their first home. The Glow-worm gas boiler which serves both the central heating and domestic hot water systems and is carefully concealed behind a matching door front. Appliance space and plumbing for an automatic washer. Double glazed window overlooks the rear garden and in the Breakfast area there is ample room for a dining table and bench, if required, French doors lead to the Conservatory. Laminate style flooring is laid throughout this room.

## uPVC double glazed Conservatory

9'3 x 9'0 (2.82m x 2.74m)  
With brick built base and PVCu double glazed windows and French doors. laminate style flooring, fitted air conditioning unit

### Stairs to first floor and Landing

With fitted carpet, all accommodation leads off, built in airing cupboard with fitted hot water cylinder and access to loft hatch.

### Master double bedroom

11'5 x 10'0 incl wardrobes (3.48m x 3.05m incl wardrobes)  
The master bedroom is located to the rear of the property and has built-in wardrobes including a double and single., radiator and newly fitted carpet.

### Ensuite Shower Room

8'9 max x 4'0 (2.67m max x 1.22m )  
Having 3 piece suite of low-level WC., pedestal wash hand basin and separate fully tiled wide shower cubicle with Aqualisa shower. Opaque double glazed window, floor covering, radiator and extractor fan.

### Double Bedroom

10'3 x 8'2 (3.12m x 2.49m)  
Located to the front of the property, with radiator, double glazed window and fitted carpet.

### Single Bedroom

7'3 x 7'0 (2.21m x 2.13m)  
A generous sized single bedroom, located to the front of the property with radiator and newly fitted carpet.

### Family bathroom

7'3 x 7'0 (2.21m x 2.13m)  
Comprising of a three piece suite including panelled bath, pedestal wash hand basin and low level WC. Radiator, part tiling to walls and vinyl floor covering.

### Outside - Front garden

Low maintenance front garden. Steps with wrought iron railings lead to front entrance.

### Outside Rear garden

Fully enclosed with gravelled areas with stepping stone pathway, steps lead to a raised garden with attractive balustrade. Further garden area. Fully enclosed with panelled fenced boundaries and mature trees.

### Side long driveway to SINGLE DETACHED GARAGE

Side long driveway provides OFF ROAD PARKING for three average sized cars and leads to a DETACHED SINGLE GARAGE with pitched roof, side service door, metal up and over door and power and light supply.

## 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.

## Agents comments

Having experienced living on this development in early 2001, I can strongly recommend the small development, as it was so convenient to walk to the park with my young daughter, other walks were available on the doorstep as it is adjacent to Midway Ponds and Swadlincote Woodlands with the various nature trails. The estate was primarily all detached homes of differing designs and sizes, which also attracted us to JS Bloor site known originally as 'Victoria Gardens'. Loved living there and moved to our present home in Hartshorne in 2005. The property we have currently have for sale, in Skinners Way is well worth a viewing, call us now on 01283 219336

## 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.

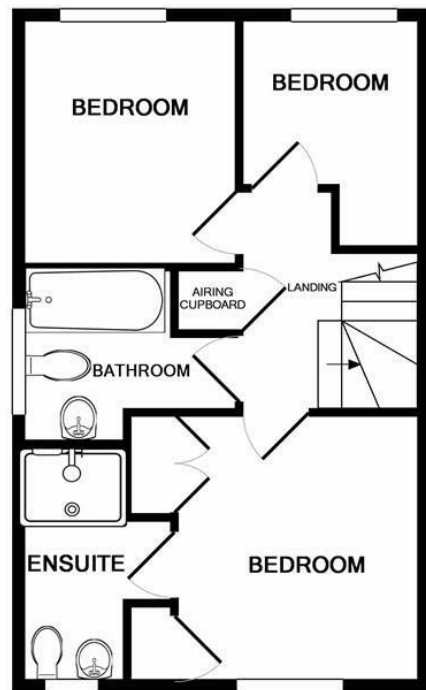
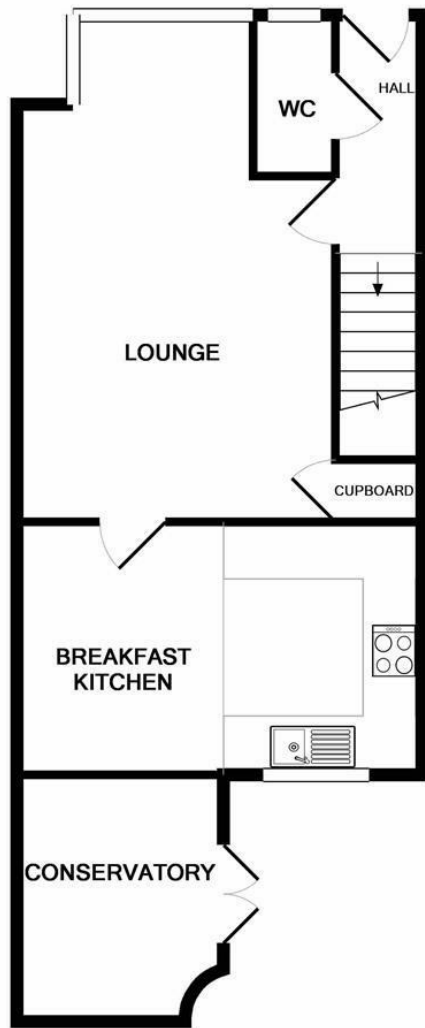
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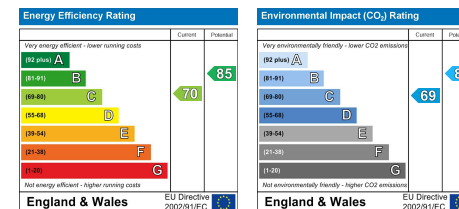


TOTAL APPROX. FLOOR AREA 877 SQ.FT. (81.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

The property is best approached by travelling along the A511 towards Burton along Burton Road, Midway Turn left into Eureka Road and first left into Skinners Way, follow the road round and continue for a short distance, turning right & continued into a small cul de sac, where the subject property can be found on the left hand side, clearly denoted by our distinctive red 'For Sale' board. For SAT NAV purposes use DE11 7NL.



Seabrook House, Dinmore Grange, Hartshorne,  
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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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Advice Bureau

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There will be a fee for mortgage advice. The actual amount you pay will depend upon your  
circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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