



60 Westfield Road
Swadlincote, DE11 0BG
£285,000

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properties 

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*****NEW PRICE RELEASE*** EXTENDED**, deceptively spacious DETACHED three bedroom BUNGALOW which stands on a generous sized plot, which OFFERS EXCELLENT POTENTIAL for a loft conversion/further extension. with further upgrading required. The property has undergone a new roof, flat roof. Internal inspection will reveal : Reception Porch, Spacious 25ft Lounge/Diner, Breakfast Kitchen, 2 double bedrooms with fitted wardrobes, third bedroom with WC and completing the accommodation is the family bathroom. Occupying a slightly elevated site on this much respected road, so handy for the town centre, schools and local amenities, together with excellent road links to the A511, M42, A514. and A444. Outside: Stands back from the road, long driveway providing ample off road parking, with gated access leading to GARAGE and gardens. EPC rating awaited - Council Tax D. RARE OPPORTUNITY - VIEWING IS ABSOLUTELY ESSENTIAL to appreciate all that this Bungalow has to offer!!

- Offered with NO UPWARD CHAIN
- In need of some upgrading, offering excellent potential!
- Splendid Lounge/Diner ideal family size
- Generous single bedroom with WC
- Gardens, Garage. So handy for town
- A detached Bungalow in prime location
- Gas central heating, new roof over the years
- Breakfast Kitchen, 2 double bedrooms
- Great sized plot with ample off road parking
- EPC rating awaited Council Tax Band D. VIEW EARLY!



Location

Westfield Road is a much favoured and highly respected location for the town, close to schools, excellent recreational activities including Eureka Park, Swadlincote Ski slope, Greenbank Leisure Centre and Conkers. Strategically placed for the commuter, Swadlincote is well placed for the A511, A38 and the M42 leading to the towns of Burton on Trent, Ashby -de-la-Zouch, Lichfield : and the cities of Leicester, Nottingham and Birmingham.

The accommodation in more detail:-

Reception Hall

24'4 x 3'6 (7.42m x 1.07m)

Panelled front entrance door provides access to the Impressive Reception Hall with all accommodation leading off, having plaster feature niches, carpeted floor.

Spacious Lounge/Diner

25'2" x 12'0 overall measurement (7.67m x 3.66m overall measurement)

To the rear of the property, off the Hall to the right is the very spacious Lounge Diner, this is a lovely light and spacious room ideal for growing family need. In the Lounge area there is a coal effect gas fire which stands on a fireplace with raised heath, plaster niches and large patio doors which provide access to the rear garden and patio. A fitted carpet runs throughout and there is a double glazed window to the side, two radiators.

Fitted Breakfast Kitchen

12'9 x 12'9 (3.89m x 3.89m)

Accessed from the Hallway located to the rear of the property is the Breakfast Kitchen which is a great size, having a good range of wall and floor mounted oak style units in a horseshoe shape, with fully tiled walls. Free standing cooker, plumbing for an automatic washer, serving hatch and free standing space for fridge freezer. Radiator, double glazed side door to the side driveway and rear garden and patio and window which overlooks the garden.

Double Bedroom One

14'6" (including bay) x 9'6" (4.42m (including bay) x 2.90m)

Both double bedrooms are located to the front of the property with feature bay windows, with radiator and a comprehensive range of fitted bedroom furniture and fitted carpet.

Double Bedroom Two

13'6 (including bay) x 9'0 (4.11m (including bay) x 2.74m) With feature bay window, fitted bedroom furniture, radiator and fitted carpet.

Bedroom Three

9'3 x 7'3 (2.82m x 2.21m)

The smallest bedroom is a single with window overlooking the side aspect, radiator, carpet and access to WC and wash hand basin. The Glow-worm boiler is also located in this room

Off Bedroom 3 - WC and pedestal wash basin

6'9 x 2'10 (2.06m x 0.86m)

The Glow-worm boiler is also located in this room and is accessed off Bedroom Three.

Family Shower Room

6'8 x 6'6 (2.03m x 1.98m)

Accessed from the hallway with three piece suite comprising of wide shower cubicle with fitted Triton electric shower, low level WC and pedestal wash hand basin with half tiling to walls and opaque double glazed window to side elevation.

Outside - Front garden

The property stands on a generous sized plot set well back from the road having an easily maintained front garden with specimen shrubs, feature boundary wall and driveway to the front and further parking through the gated access if required.

Plenty of off road parking more behind gated acces

Side driveway and front driveway providing ample off road parking for several vehicles, there is a gated access to

Separate detached garage

Separate detached garage which may need some attention.

Fully enclosed rear garden & patio

Gated access leads through to the garage and the rear garden which is a great size with an extensive wide patio area with lawn and further shrubs and trees to provide privacy and panelled fenced boundaries and hedges.

Viewing Strictly Through Liz Milsom Properties

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Available:

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)

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10.00 am – 12.00 Noon Sunday

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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.

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.

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.

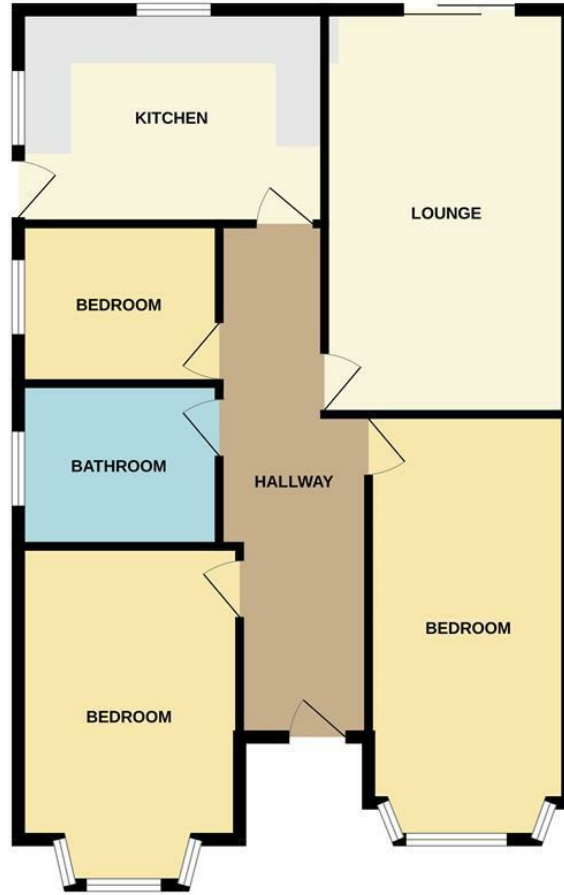
LMPL/LMM/11.11/2023.1 DRAFT

Fully enclosed rear garden

Double gates with side access also providing additional parking if required and leads to an extensive patio area and gardens with panelled fenced boundaries and mature shrubs and trees. Perfect for growing family needs.



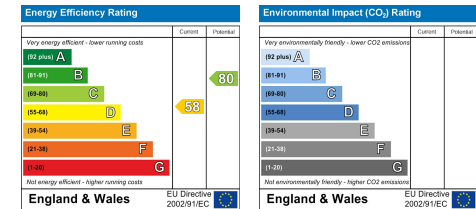
GROUND FLOOR
882 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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 0BG



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COUNCIL TAX

Band: D

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

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

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

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