



47 Nelson Street
Swadlincote, Derbyshire DE11 0PU
Reduced to £179,950

lizmilsom
properties 

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ATTENTION FIRST TIME BUYERS, FAMILIES & BUY TO LET INVESTORS - ** LIZ MILSOM PROPERTIES ** are excited to offer for sale, OLDER STYLE 3 bedroomed FAMILY HOME, offered with NO UPWARD CHAIN, benefiting from gas central heating and double glazing. An inspection will reveal: Hall, a spacious Living Room, fitted Kitchen with oven and hob and downstairs bathroom completes the ground floor. To the first floor there are three well proportioned bedrooms. With ample off road parking, gated access to a private fully enclosed rear garden and patio. EPC rating D - Council Tax Band A. Perfect FIRST HOME which offers ready to move into accommodation with some uprading required - book your VIEWING NOW! - Strictly through LIZ MILSOM PROPERTIES - OPEN 7 DAYS,

- Attention BTL investors and first time buyers
- Well equipped 3 bed semi-detached family home
- So handy for town and local schools
- Living Room, fitted Kitchen, downstairs bathroom
- Ample off road parking, plus gated access
- Offered with NO UPWARD CHAIN
- Occupying a generous corner plot position
- Gas central heating & double glazed throughout
- Three generous sized bedrooms
- Hurry to view - Call Liz Milsom Properties today!



Location

Overview - Ground floor accommodation

The property benefits from gas central heating and double glazing throughout.

The property is set back from the road on a large corner plot and is accessed via a composite double glazed front entrance door into the Hallway having stairs off to the First Floor.

Next of is the spacious Living Room area, having fireplace with inset electric fire, TV aerial point, centre light point, radiator and practical laminate flooring - this room also benefits from a useful under stairs cupboard with window, storage cupboard.

Door from the living room leads through to the fitted Kitchen which is located to the rear of the property which has an extensive range of wall and floor mounted high gloss cream units, with ample work surface areas and inset stainless steel sink unit with mixer tap over, free standing cooker which would be included in the sale, plumbing for an automatic washer and appliance space for fridge freezer, tiled flooring. The wall mounted Vaillant gas boiler has only recently been installed, we believe that this serves both the central heating system and domestic hot water systems too.

The rear Inner Hallway with tiled floor provides access to the side driveway and rear garden and the downstairs family Bathroom. Completing the ground floor accommodation, the Bathroom consists of a three piece white suite with panelled bath and mains shower over, low level WC and pedestal wash hand basin. There is an opaque PVCu double glazed window to the rear elevation, radiator, part tiling to walls and floors, extractor fan.

Overview - First floor accommodation

Stairs to first floor and landing with all accommodation leading off.

The main bedroom is located to the front of the property and is a generous sized double running the full width of the property with radiator and window overlooking the front aspect and fitted carpet.

There are two further bedrooms, both situated to the rear of the property, both are generous sized having plenty of space for free standing furniture and fitted carpets.

The accommodation measurements

Entrance Hall

4'2 x 3'6 (1.27m x 1.07m)

Front facing Living Room

13'6 x 12'6 (4.11m x 3.81m)

Fitted Kitchen

10'0 x 8'6 (3.05m x 2.59m)

Side Entrance Hall

4'10 x 3'6 (1.47m x 1.07m)

Ground floor family bathroom

6'9 x 5'10 (2.06m x 1.78m)

Stairs to First floor and Landing

Double Bedroom One

15'7 max x 10'5 (4.75m max x 3.18m)

Double Bedroom Two

13'2 x 8'0 (4.01m x 2.44m)

Bedroom Three

10'0 x 7'4 (3.05m x 2.24m)

Outside - Front side and rear gardens

The property occupies a pleasant corner position, situated close to a bus routes just off Darklands Road with main schools within easy walking distance both from junior to secondary schools.

Set well back from the road there is a wide front driveway providing, ample off road parking for 2 vehicles, there are substantial timber double gates which provide access to additional parking. The property can be accessed via the front entrance door or via the side entry which provides gated access to the rear.

The rear gate leads to the fully enclosed rear garden which has a paved patio area ideal for entertaining with steps leading to the tiered rear garden. which is predominantly laid to lawn with flower borders and panelled fenced boundaries, being of an above average size, perfect for a young family and ideal for entertaining in the summer months. There is also a greenhouse.

Off road parking for 2-3 vehicles

Front driveway provides ample off road parking, in addition there are double timber gates which lead to additional parking.

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.

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 with COMPETITIVE FIXED 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

CALL THE MULTI-AWARD WINNING AGENT TODAY

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

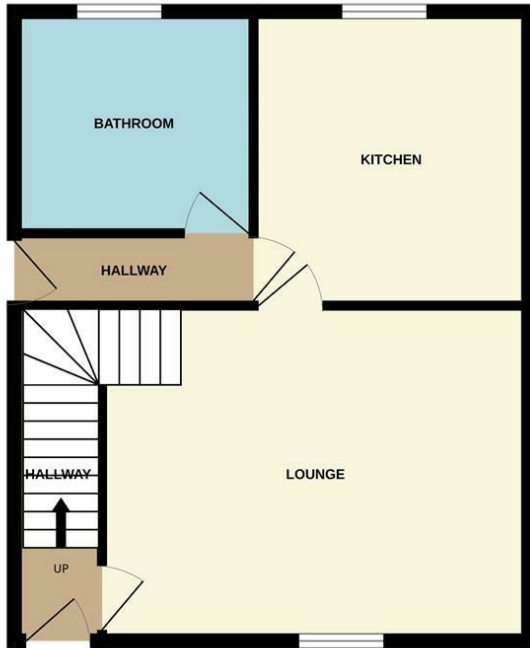
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

LMPL/LMM/26.11.2023/1 DRAFT

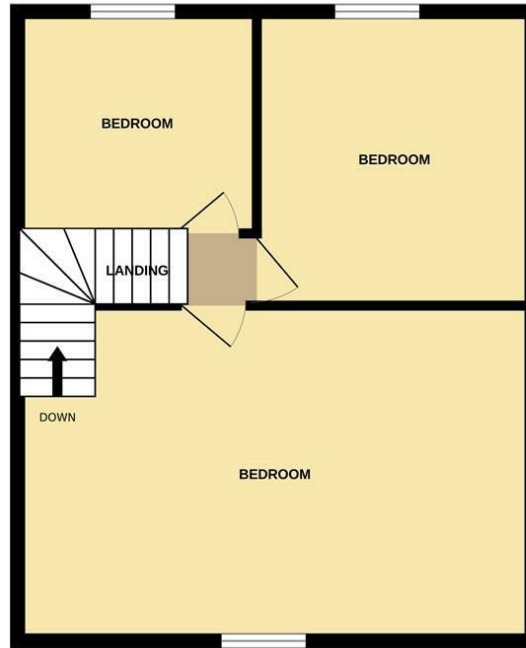
LMPL/LMM/28.11.2023/2 APPROVED



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.

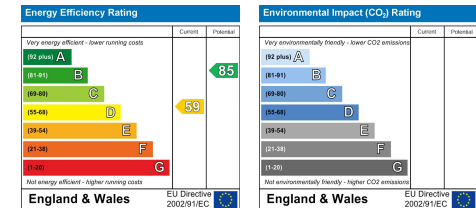


TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

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 0PU Best approached by travelling along Civic Way in the heart of the town centre at the large roundabout take the fourth exit into Darklands Road. Continue up the hill and on nearing the staggered crossroads just before the lights turn right into Nelson Street, the subject property is immediately situated on the left hand side clearly denoted by our red distinctive For Sale board.



Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

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COUNCIL TAX

Band: A

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

