



**24 Greenwich Avenue
Swadlincote, DE11 9JN
£165,000**

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** Established since 2006 are excited to bring to the market this contemporary and versatile 2-Bedroom home offering convenient living spaces and stylish design features. The accommodation briefly comprises; Reception Hallway, ground floor Bedroom/Study with Ensuite Shower Room off. To the first floor there is a modern open plan Lounge/Diner/Kitchen with the Master Bedroom off along with the Ensuite Bathroom. Externally, there is OFF ROAD PARKING and Single GARAGE to the front elevation with the rear garden being fully enclosed and mainly laid to lawn..... DON'T MISS OUT - this one will not be around for long. EPC Rating "TBC"/Council Tax Band "B".....

- Modern 2-Bedroom Home
- Ensuite Shower Room
- Master Bedroom
- Off Road Parking
- Fully Enclosed Rear Garden
- Ground Floor Bedroom/Study
- Open Plan Lounge/Kitchen/Diner
- Ensuite Bathroom
- Single GARAGE
- NO UPWARD CHAIN



Location

The property occupies a pleasant location - The area is a thriving community right at the heart of the National Forest, the property is pleasantly situated on this extremely popular development, which has become an increasingly popular place to live for those appreciating the natural beauty and excellent amenities in the area, within easy walking distance is a local Sainsburys Convenience Store, Gresleydale Health Centre with Chemist within a small parade of shops. This South Derbyshire village also benefits from lying within easy access of the M42 motorway and therefore offers good transport links with the major towns and cities including Tamworth, Birmingham & Nottingham throughout the Midlands.

Overview

Situated in Greenwich Avenue of Castle Gresley, this charming 2-bedroom coachhouse offers a blend of modern convenience and comfortable living. Boasting an integral garage and driveway accommodating one car, convenience is key from the moment you arrive.

Upon entry, you are welcomed into an inviting inner hallway, providing access to a convenient downstairs WC and the second bedroom. The second bedroom, overlooking the front elevation, offers a tranquil space ideal for relaxation or as a versatile home office.

Ascending the stairs, you're greeted by an expansive open-plan kitchen living space, thoughtfully designed for both functionality and comfort. The well-appointed kitchen area seamlessly integrates with the living space, creating an ideal environment for entertaining guests or enjoying family time. Additionally, a door off the living area leads to the main bedroom.

The main bedroom is generously sized, accommodating a double bed with ease, and features an ensuite bathroom, offering privacy and convenience.

Externally, the property features a rear garden predominantly laid to lawn, providing a serene outdoor retreat. The garden offers privacy and seclusion, making it perfect for alfresco dining, gardening enthusiasts, or simply unwinding after a long day.

This exceptional property is poised to offer a delightful living experience, perfectly blending modern amenities with comfortable living spaces. Don't miss the opportunity to make this your new home. For more information or to arrange a viewing, please contact Liz Milsom Properties, your trusted local estate agent.

Ground Floor - Bedroom/Study

8'9 x 8'2 (2.67m x 2.49m)

Ground Floor - Shower Room

Stairs to First Floor & Landing

Spacious Lounge/Diner

15'8 x 10'9 (4.78m x 3.28m)

Open Plan Kitchen

10'7 x 6'9 (3.23m x 2.06m)

Master Bedroom

11'9 x 10'4 (3.58m x 3.15m)

En-Suite Shower Room

Garden

Garage

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, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

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.

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.

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.

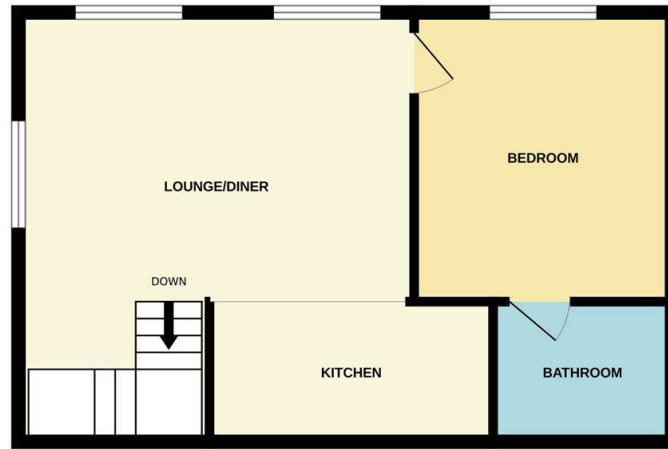
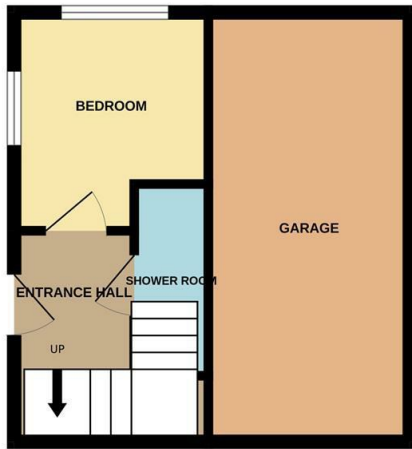


Directions

For SatNav purposes follow DE11 9JN

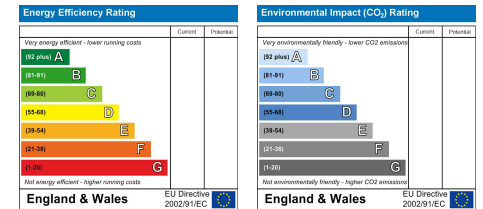
GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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COUNCIL TAX

Band: B

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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Your home may be repossessed if you do not keep up repayments on your mortgage.
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.

MAB 4202

