



**5 Millfield Croft**  
**Swadlincote, DE11 0XP**  
**Offers around £165,000**



## 5 Millfield Croft, Swadlincote, DE11 0XP

\*\*\* LIZ MILSOM PROPERTIES \*\*\* are delighted to bring to the market this two Bedroom SEMI-DETACHED Home with the added bonus of having NO UPWARD CHAIN and MOTIVATED SELLERS. The property would be ideal for FIRST TIME BUYERS or Investors, or a small Family. The accommodation briefly comprises: Lounge / Diner and Kitchen to the ground floor and to the first floor two DOUBLE Bedroom and a family Bathroom. Having a fully enclosed rear garden and ample OFF ROAD PARKING to the side - CALL NOW TO VIEW! EPC "TBC" / Council Tax "A" .....

- Splendid SEMI-DETACHED Home
- Spacious Lounge
- Family Bathroom
- Off Road Parking
- Fantastic Potential to extend to the rear or side
- Fitted Kitchen
- 2 Double Bedrooms
- Great size Rear Garden
- Offered with no Upward Chain
- EPC: TBC / Tax band : A



## Location

The Springwood Farm Road development is a well established residential estate in Midway, at the edge of the popular South Derbyshire town of Swadlincote and has excellent links to a wide range of amenities in Swadlincote, Burton and Ashby in addition to being well placed for local shops, schools and healthcare.

## Overview

Nestled in a peaceful cul-de-sac in the desirable area of Midway, this delightful two-bedroom semi-detached property offers comfortable living with great potential for further enhancement.

### Exterior:

The property boasts a charming lawned fore garden with a welcoming pathway leading up to the entrance door. A shared driveway to the side provides convenient off-road parking.

### Ground Floor:

Upon entering, you are greeted by a spacious lounge featuring a cozy gas fire with a marble effect fireplace. The large window overlooks the front elevation, filling the room with natural light. The lounge also benefits from carpeted flooring, a useful understairs storage cupboard, and stairs leading to the first floor. A door from the lounge opens into the kitchen diner.

The kitchen diner is well-equipped with plenty of white floor and wall-mounted units, wood effect rolled edge work surfaces, and integrated appliances including an oven and 4-ring gas hob with extractor hood. The room features laminate flooring, a sink, plumbing and space for additional appliances, and a door leading out to the rear garden.

### First Floor:

The first floor comprises two double bedrooms and a family bathroom.

Bedroom One is located at the front of the property and benefits from carpeted flooring, two windows overlooking the front elevation, a useful storage cupboard, and a radiator.

Bedroom Two overlooks the rear garden and also

features carpeted flooring and a radiator. The family bathroom completes the accommodation with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and low-level WC.

### Rear Garden:

The rear garden is generously sized and offers excellent privacy with no overlooking properties. It features a patio area, a well-maintained lawn, and fenced boundaries, making it an ideal space for entertaining during the summer months.

### Potential:

While the property requires some updating and TLC, it presents a fantastic opportunity for customization and even potential extension at the rear and side, subject to planning permissions.

This property is perfect for first-time buyers or investors looking to add value. Don't miss the chance to view this charming home with endless possibilities.

## Spacious Lounge

15'1" x 12'2" (4.60 x 3.71)

## Fitted Kitchen

12'1" x 7'1" (3.69 x 2.18)

## Bedroom One

12'1" x 9'9" (3.70 x 2.99)

## Bedroom Two

12'1" x 7'2" (3.70 x 2.20)

## 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

## 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.

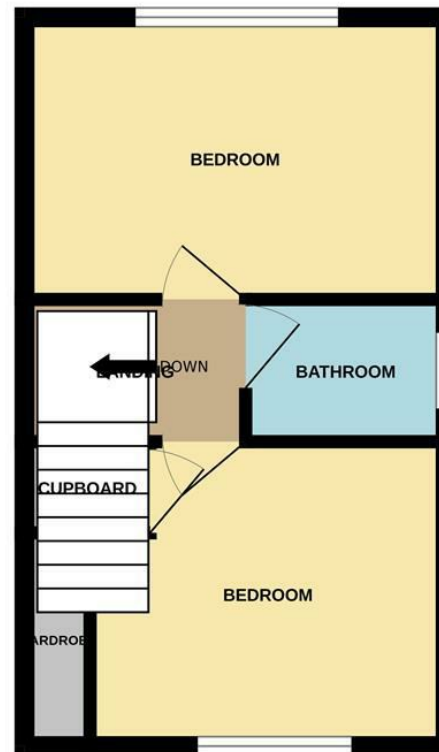
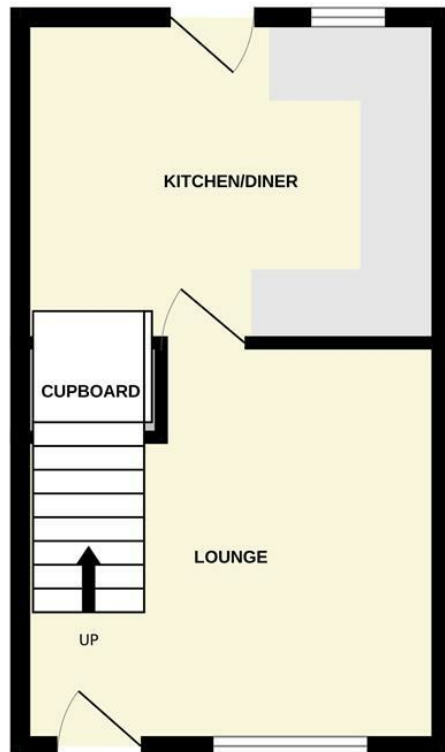




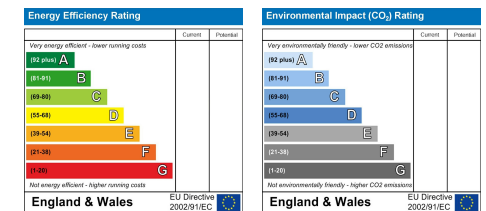


## Directions

For Sat Nav purposes use the postcode DE11 0XP



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: 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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