



469 Burton Road
Swadlincote, DE11 7NB
£194,950

lizmilsom
properties 

469 Burton Road, Swadlincote, DE11 7NB

WITH AMPLE OFF ROAD PARKING for three cars - A Fantastic semi-detached home, READY TO MOVE INTO for First Time Buyers or Downsizers ! being offered for sale by **** LIZ MILSOM PROPERTIES ****. This well maintained & presented semi detached home, offers three generous sized bedrooms, well equipped Kitchen & splendid refurbished Shower Room, 27ft Great sized Lounge/Diner. Enclosed low maintenance rear garden with landscaped patio. SO HANDY for schools an excellent road links for the commuter. **MOTIVATED SELLER Must Be Viewed! EPC rating D - Council Tax B**

- Rare opportunity to acquire a property with ample off road parking
- Gas fired central heating & double glazed
- Fitted Kitchen with built in oven and hob
- 3 generous bedroom to first floor
- Landscaped Low maintenance rear garden
- Ready to move into & immaculately presented
- Splendid 27ft Lounge/Diner, perfect family room
- Smart refurbished Shower Room
- Close to local amenities, excellent for schools
- EPC rating D - Council Tax B - View early!!



Location

Overview - Ground floor

The property is set behind a low maintenance front garden with gated access and step down leading to a smart front entrance door which gives access to a small entrance hallway, perfect for providing privacy which opens out into the perfect family room being long and providing a seating area and dining room, the dining area has ample space for a large family dining table with front facing window and stairs leading off to the first floor with useful storage cupboard beneath. Whilst the lounge has a lovely fireplace sitting at its focal point with fire surround and raised hearth, window to the rear overlooks the garden.

A half glazed door connects to the adjoining galleried kitchen, having an excellent range of white high gloss wall and floor mounted units which wrap around the room, providing plenty of storage. There are ample rolled edge work surfaces area with inset 1 1/2 bowl sink, mixer tap and an integral gas hob with extractor hood above and electric oven beneath. There is space for a washing machine, space for slimline dishwasher and a cottage style uPVC double glazed door which opens out onto the rear garden and patio.

Completing the ground floor accommodation is the fully refitted shower room, beautifully appointed with attractive tiling to the walls, it comprises vanity unit with inset wash hand basin, concealed cistern WC and a large oversized walk in shower with glazed shower screen and electric shower above, plus ladder style towel radiator and shaver point.

Overview - First floor

Carpeted stairs leads to the floor and L shaped landing, you will find three very good sized bedrooms. Bedroom one benefits from having fitted wardrobes and fitted drawer units, with plenty of natural light. Double Bedroom two has an over stairs storage cupboard and is located to the front and has plenty of space for free standing furniture and bedroom three is an excellent size room which would make for a large single bedroom, dressing room or useful study, or subject to the necessary conversion could be altered to create a first floor family bathroom, if required.

Agent's comments

Being a credit to the present owner, who has lived at the property for over fifty years and is only moving due to down-sizing. During which the property has been lovingly upgraded where required and well maintained, providing a lovely family home which you could just move into, having the added bonus of the rear off road parking in James Street which connects to the rear garden. The property is perfect for first time buyers and young family with the great sized accommodation. We would strongly recommend an early internal inspection.

The beautifully presented & spacious accommodation the property benefits from full PVCu double glazing and gas central heating throughout with a Combi boiler Ideal Logic

Small Entrance Hall

Splendid open plan Lounge/Diner

27'3" x 13'0" (8.31 x 3.97)

Fitted well equipped Kitchen

8'5" x 7'10" (2.59 x 2.40)

Ground floor refurbished Shower Room

First floor and Landing

Bedroom One

12'7" x 9'4" (3.85 x 2.86)

Bedroom Two

10'11" x 9'10" (3.34 x 3.0)

Bedroom Three

11'5" x 7'10" (3.48 x 2.40)

Outside

The property fronts onto Burton Road with a fenced palisaded low maintenance front garden with step down and coloured slate and path leading to the front entrance door.

Fully enclosed rear garden

Externally the property has a lovely landscaped low maintenance south facing rear garden with large patio area, ideal for entertaining during the summer months with panelled fenced boundaries There is side gated access for the garden to the front and the side, which then leads to the long driveway providing off road parking for three average sized cars, off James Street.

Rear off road parking

Access from James Street, just drive past the property on the right hand side and turn right into James Street, there is a long driveway see image suitable for three cars., with a gate which then leads straight into the fully enclosed rear garden.

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, 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

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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.

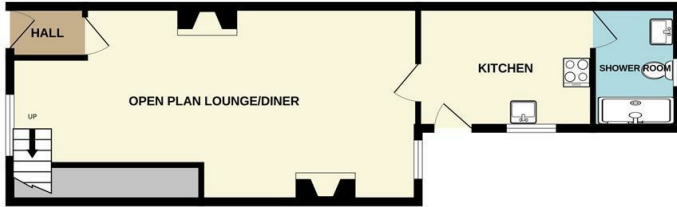
LMPL/LMM/18.06.2024/1 DRAFT



Directions

For SAT NAV purposes use DE11 7NB

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

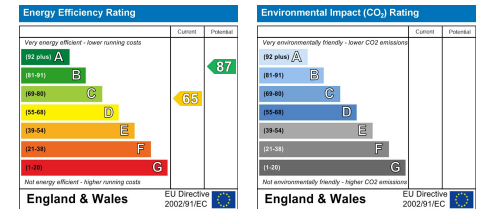


1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 909 sq.ft. (84.4 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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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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