



44 Patina Way
Swadlincote, DE11 0WP
£220,000

lizmilsom
properties 

44 Patina Way, Swadlincote, DE11 0WP

** LIZ MILSOM PROPERTIES ** are pleased to present this well presented, three-bedroom modern END TERRACED FAMILY HOME located close to Swadlincote Town Centre and offering Reception Hallway, Cloakroom/WC, spacious Lounge and lovely fitted Dining Kitchen with double doors leading to the rear garden. To the first floor there are three Bedrooms and a super family bathroom. There is off road parking to the front for 2 vehicles and to the rear is a fully enclosed rear garden with patio & lawned area. Ideal for First Time Buyers or Buy To Let Investors. A early viewing is essential to appreciate what this house has to offer and to avoid disappointment! EPC - "B"/Council Tax Band "B" - MOTIVATED SELLERS - HURRY TO VIEW.....

- Well Presented Mid-Terraced Town House
- Modern Fitted Kitchen/Diner
- Three Good Sized Bedrooms
- Private Rear Garden
- Ideal First time buyer or Buy to Let Investors
- Spacious Lounge
- Ground Floor Cloaks/WC
- Family Bathroom
- Off Road Parking
- EPC: / Tax Band:



Location

The property is pleasantly situated on the impressive 'Forest Grange' development in Swadlincote by Morris Homes. The development is ideally located within walking distance of the bustling town centre. Swadlincote is well placed for the commuter with excellent road links leading to Burton upon Trent, Ashby de la Zouch and Derby with the major A-roads of the A444, A511 and A38. The M42 is also easily accessible which in turn leads to the major cities. Swadlincote town itself, which has a good range of facilities including the Greenbank Leisure Centre, eateries, Cinema, a variety of supermarkets and shopping facilities and schools are also within walking distance. Doctors Surgery and Health Centre (located just down the road) and the bus station is central close to the Library.

Overview

Welcome to 44 Patina Way, a beautiful 3-bedroom end terrace family home that offers a perfect blend of comfort and modern living. Benefiting from gas central heating and double glazing throughout, this charming property also boasts a driveway providing ample off-road parking.

As you enter through the main front door, you're greeted by an inviting entrance hall with stairs leading to the first floor. A door from the hall opens into the spacious lounge, a generous area featuring carpeted flooring, a large window that floods the room with natural light, a TV point, a central light fixture, and a radiator.

Adjacent to the lounge, the modern kitchen/diner is the heart of the home. This well-equipped space offers a range of wall and base units, a built-in gas hob, an electric oven, plumbing for an automatic washing machine, and additional appliance space. The kitchen also houses the boiler, neatly concealed behind a matching door front. The dining area is perfect for family meals and entertaining, with French doors that open onto the delightful rear garden. Additionally, there is a guest cloakroom off the kitchen, featuring a low-level WC, a pedestal wash hand basin, and a radiator.

The carpeted stairs lead you to the first floor, where you will find three generous bedrooms and a family bathroom. The master bedroom overlooks the front aspect, featuring carpeted flooring, a central light point, and a radiator. The second and third bedrooms, both carpeted and bright, are situated at the rear of the property, overlook the the rear garden.

Completing the first floor is the well-appointed family bathroom, located at the front of the property. It includes a panelled bath with a mains shower and screen, a pedestal wash hand basin, a low level WC, and complementary tiling to the walls, along with a shaver point.

Outside, the rear garden is a private space, perfect for summer entertaining with its fenced boundaries, a lush lawn, and a patio area.

Reception Hallway

Spacious Lounge

15'8 x 7'7 (4.78m x 2.31m)

Kitchen Diner

14'8 x 12'0 (4.47m x 3.66m)

Ground Floor Cloaks/WC

Bedroom One

12'8 x 8'1 (3.86m x 2.46m)

Bedroom Two

9'10 x 8'0 (3.00m x 2.44m)

Bedroom Three

7'7 x 5'8 (2.31m x 1.73m)

Family Bathroom

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.

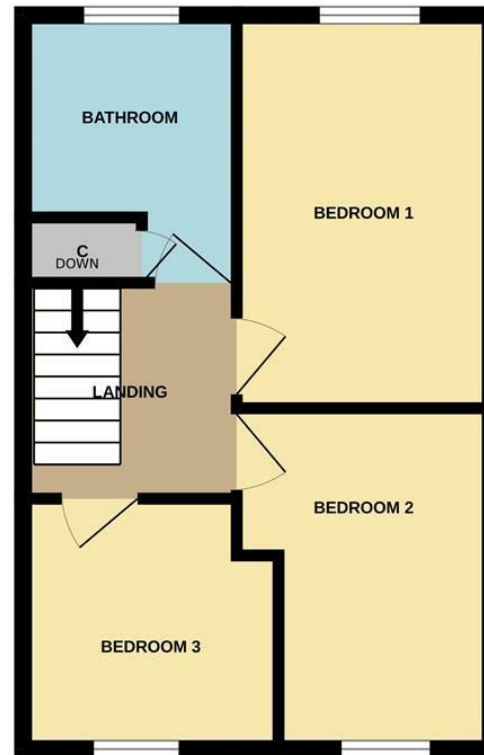
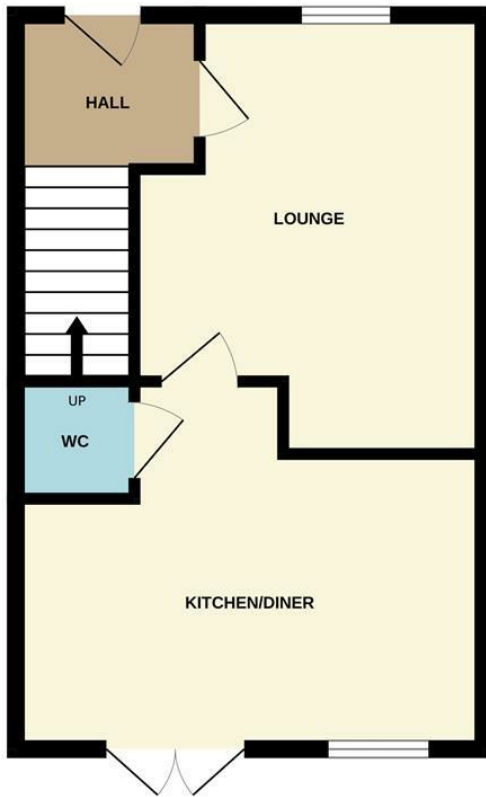
Disclaimer

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.

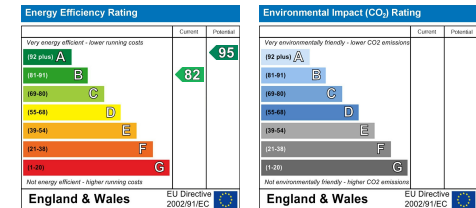


Directions

For Sat Nav Purposes use the postcode DE11 0WP



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.
Made with Metropix ©2024



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

Directors: E M Milsom G T Milsom



📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk

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.

**We can search
1,000s of mortgages
for you**

It could take just 15 minutes with
one of our specialist advisers:

Call: **01283 219336**
Online: www.mortgageadvicebureau.com/lizmilsom

 **Mortgage
Advice Bureau**

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

