



**34 Valley Rise**  
**Swadlincote, DE11 0QD**  
**£179,950**

**lizmilsom**  
**properties** 

### 34 Valley Rise, Swadlincote, DE11 0QD

**\*\* LIZ MILSOM PROPERTIES \*\*** is thrilled to present this **FANTASTIC THREE-BEDROOM FAMILY HOME**, perfect for first-time buyers, BTL investors, and families. Located **CLOSE TO THE TOWN CENTRE** and local amenities, this property features gas central heating and double glazing. The well-presented accommodation includes an entrance hall, open plan lounge/diner and fitted kitchen, three bedrooms, and a well-equipped bathroom. The delightful rear garden offers a relaxing area with extended side garden/storage area. The property allocated **OFF ROAD PARKING**. **TO VIEW**. EPC Rating "TBC"/Council Tax Band "A". **CALL LIZ MILSOM PROPERTIES TO BOOK YOUR VIEWING!** Open until **LATE Thursdays.....**

- Splendid 3 BED FAMILY HOME
- Gas central heating heating
- Fitted Kitchen, Spacious Lounge/Diner
- Single Bedroom
- Delightful rear/sde garden
- So handy for town & amenities
- Double glazing
- 2 DOUBLE Bedrooms
- Family Bathroom
- OFF ROAD PARKING



## Location

Situated on Valley Rise in Swadlincote. which is located just off Darklands Road and Coronation Street. It is within walking distance of the local schools and the town centre with comprehensive amenities including schools for all ages.

## Overview - Ground Floor

The property benefits from gas central heating and double glazing.

The main entrance is at the front, leading directly to the Reception Hall, which has stairs to the first floor. To the right is the open plan Lounge/Diner, The lounge/living area is the length of the property and is a great sized living area. It features an inset multi-fuel burner , laminated flooring, with large window overlooking the front elevation and patio doors leading out on to the fully enclosed rear garden. The lounge area opens up to the dining area, offering plenty of space for a dining table and free-standing furniture, making it a great family room - an archway leads through to the fitted Kitchen featuring an excellent range of wall and floor units with ample work surface areas. There is space for appliances, including a fridge freezer. The kitchen is equipped with an induction hob, electric oven, and extractor hood

## Overview - First Floor

On the first floor, the master bedroom is situated at the rear of the property and has fitted carpet, window that provide ample natural light, centre light point and radiator. Bedroom two, which is also a double, is located at the front of the property and includes carpeted flooring, centre light point and again a radiator. Bedroom Three, a single room currently overlooking the rear elevation. Completing the first floor accommodation is a well-equipped, Family Bathroom with wet wall featured walling mains shower over the bath, wash basin, closed closet WC and useful storage cupboard.

## Reception Hallway

### Lounge Area

12'0 x 13'2 (3.66m x 4.01m)

### Dining Area

9'4 x 7'2 (2.84m x 2.18m)

### Fitted Kitchen Area

9'2 x 7'4 (2.79m x 2.24m)

### Stairs to First Floor & Landing

### Master Bedroom

12'7 x 9'5 (3.84m x 2.87m)

### Bedroom Two

9'7 x 9'5 (2.92m x 2.87m)

### Bedroom Three

8'5 x 5'3 (2.57m x 1.60m)

### Family Bathroom

### Outside - Overview

The property is set back from the road behind a private foregarden which leads directly to the front entrance door. There is gated access to the side elevation which can be utilised as a further garden area or for storage. There is also a garden shed which is included in the sale. The rear garden is fully enclosed and sits in a non-overlooked position being low maintenance with established shrubs and trees.

The OFF ROAD PARKING is off-set to the property but has an allocated parking space position.

### 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:

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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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### 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.

### 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.

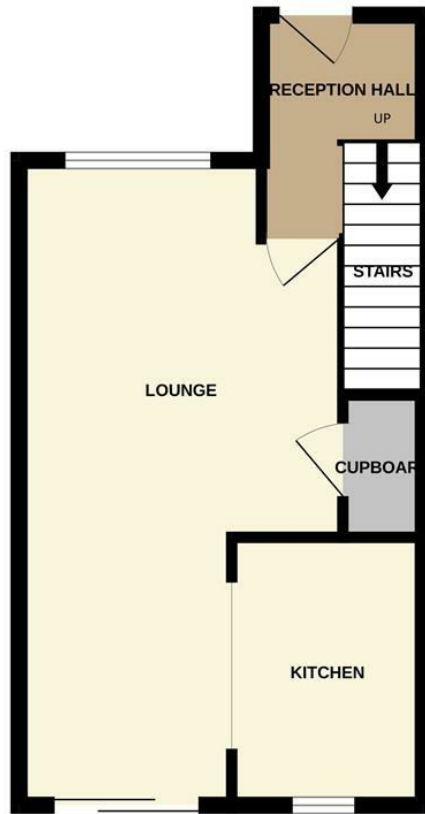


GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.

1ST FLOOR  
306 sq.ft. (28.4 sq.m.) approx.

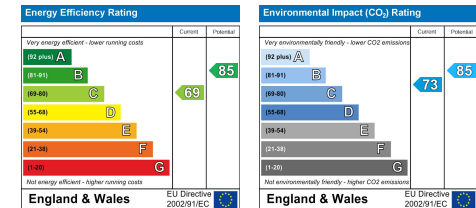
## Directions

For SAT NAV purposes : Use DE11 0QD



TOTAL FLOOR AREA : 640 sq.ft. (59.4 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: 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.

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