



**24 Harrow Road**  
**Midway, DE11 0XD**  
**£185,000**

**lizmilsom**  
**properties** 



## 24 Harrow Road, Midway, DE11 0XD

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to offer for sale, this extended, three bedroom SEMI-DETACHED FAMILY HOME. Perfect for BTL INVESTORS, a young family or FIRST TIME BUYERS alike and offered for sale with NO UPWARD CHAIN. Occupying a cul-de-sac position via an un-adopted road having the added benefit of OFF ROAD PARKING. Internally inspection will reveal; fitted Breakfast Kitchen, spacious Lounge/Diner, Separate Sun Room, Three Bedrooms and Family Bathroom. Externally, the property occupies a pleasant position overlooking an open green area. Generous sized rear garden ideal for entertaining and great for children. EPC Rating "E"/Council Tax Band "B". To view: Call our dedicated sales team at LIZ MILSOM PROPERTIES Open late till 8pm Thursdays.....

- Offered CHAIN FREE
- Modern 3 bedroomed SEMI
- Double glazed incl Sun Room
- Splendid fitted Breakfast Kitchen
- Family Bathroom
- Perfect Investment or first time buyers
- Oil Fired Central Heating - No mains gas
- OFF ROAD PARKING
- Spacious Lounge/Diner
- Rear garden - VIEW EARLY



## Location

Situated on the outskirts of this ever popular estate known as Bretby Meadows the property occupies a pleasant plot overlooking an open green area. Midway itself is handy for local amenities and within walking distance to Swadlincote town centre and is well placed for the commuter with excellent road links via the nearby A511 to the towns of Burton on Trent, Ashby de la Zouch and Derby. The M42 is also easily accessible as is the A38 leading to Birmingham and Nottingham. Local amenities include both Primary and Secondary schools within walking distance and there is a local bus route.

## Ground Floor - Overview

The property benefits from oil fired central heating and is double glazing throughout.

Best approached by entering the front entrance door in the Reception Hall which has stairs leading off to the first floor and door to Lounge/Diner. A great sized room with carpeted flooring and deep useful storage cupboard., fire place surround with inset fire, cosmetic arch provides natural light through to the open plan Dining Area along with sliding doors through to the Sun Room and door to the Breakfast Kitchen. Leading through the sliding doors is the double glazed Sun Room with door leading out to the rear garden and patio. The Breakfast Kitchen can then be accessed via both the Sun Room or the Diner area of the Lounge. The fitted Breakfast Kitchen has an excellent range of wall and floor mounted units with ample work surface areas and inset sink unit. Included in the sale are the built in appliances which include oven, electric hob and extractor - there is ample space and plumbing for appliances. Attractive tiling to walls and floors with window overlooking the rear garden.

## First Floor - Overview

Stairs to first floor and landing with contemporary re-fitted Shower Room and closed closet WC and wash hand basin. Bedroom One has dual aspect windows and is a great sized room - with fitted carpets, closed closet wash hand basin and fitted overhead storage and robes. There are two further well proportioned Bedrooms to this floor ideal for a young family.

## Reception Hallway

## Spacious Lounge/Diner

18'4" x 13'8" (5.60m x 4.17m)

## Fitted Breakfast Kitchen

15'11" x 8'7" (4.87m x 2.62m)

## Sun Room

13'6" x 9'6" (4.14m x 2.92m)

## Stairs to First Floor & Landing

## Bedroom One

18'9" x 8'8" (5.73m x 2.65m)

## Bedroom Two

10'5" x 9'0" (3.20m x 2.75m)

## Bedroom Three

9'2" x 6'3" (2.80m x 1.92m)

## Family Shower Room

7'0" x 6'4" (2.15m x 1.94m)

## Outside - Overview

The property is best approached by travelling along Harrow Road and turning right on an unadopted private road which leads to further houses. The subject property is located on the right hand side and has a tarmac driveway with ample OFF ROAD PARKING directly in front of the property along with electric charging point which is to be included in the sale. To the rear of the property is a delightful rear garden with patio, generous sized lawned area with established shrubs and trees which makes this garden child friendly with timber panelled fenced boundaries. Included in the sale is the wooden shed which benefits from having light and power.

## 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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## 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, oil fired central heating 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.

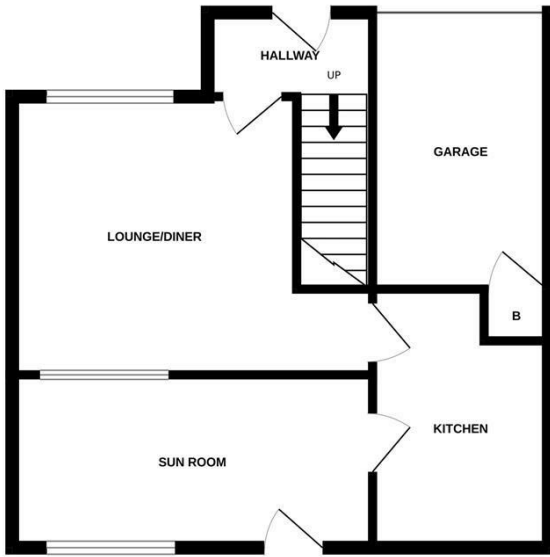
## Tenure

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.

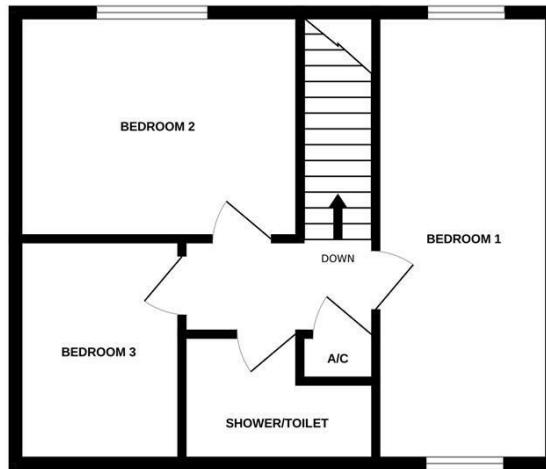




GROUND FLOOR



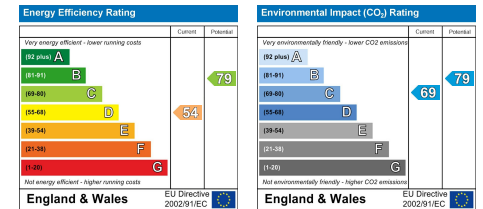
1ST FLOOR



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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## Directions

The property is best approached by travelling out of Swadlincote town centre and proceeding along Springfield Road. Turning left in to Lime Tree Avenue and turning right in to Springwood Farm Road. Proceed through the popular Bretby Meadows development and turn left in to Harvest Hill and Harrow Road is a small select cul-de-sac on the left hand side. Proceed straight ahead into the head of the cul-de-sac and then continue where there is an un-adopted road and the subject property is situated on the right hand side clearly denoted by our distinctive red For Sale board. For SAT NAV purposes use: DE11 0XD



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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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