

16 Beards Road, Newhall, Swadlincote, DE11 0ED
£185,000



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

Directors: E M Milsom G T Milsom

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**** LIZ MILSOM PROPERTIES LTD **** are delighted to offer For Sale this highly appealing **THREE BEDROOMED FAMILY HOME** situated in Newhall, offered with **NO UPWARD CHAIN!** Benefiting from Gas Central Heating, quality UPVC Double Glazing and ample **OFF ROAD PARKING**. Internal inspection is strongly recommended and will reveal, Entrance Hall, Fitted Kitchen/Diner with built in appliances including oven and hob. There is a generous sized Lounge and to the first floor there are two double bedrooms, single bedroom and a Family Bathroom. Externally there is ample off road parking and the rear garden enjoys a reasonable degree of privacy. EPC Rating "C"/Council Tax Band "B" - **TO VIEW Call the Award winning Agents TODAY ON 01283 219336 - OPEN 7 DAYS**

Location

The property occupies a pleasant position set well back from the road, Newhall is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch and excellent motorway networks. A bus stop is situated within close proximity of the property and local amenities are situated within High Street and Main Street, Newhall including shops, Sainsbury's Convenience Store, hairdressers, Doctors, chemist etc.

Entrance Hallway

As you enter, you are greeted by a welcoming entrance hall with doors leading to the main living areas and stairs rising to the first floor.

Spacious Lounge

15'10 x 11'10 (4.83m x 3.61m)

A generous living room with a central heating radiator and a double glazed UPVC window to the front elevation floods the room with plenty of natural light.

Kitchen Diner

12'11 x 9'3 (3.94m x 2.82m)

A well-appointed kitchen diner with a selection of modern wall and base units, a single bowl sink with individual hot and cold taps and drainer, tiled splashbacks, a four-ring gas hob with an over-hob extractor and electric oven below, space & plumbing for appliances, an electric extractor fan, a double glazed UPVC window to the rear elevation provides a light and airy feel, a central heating radiator, two useful storage cupboards, tiled flooring, and a UPVC rear access door which leads out to the rear garden.

Master Bedroom

11'10 x 9'1 (3.61m x 2.77m)

A spacious master bedroom with a central heating radiator and a double glazed UPVC window overlooking the front elevation.

Bedroom Two

8'9 x 9'3 (2.67m x 2.82m)

A generous sized second bedroom with a double glazed UPVC window overlooking the rear elevation and a central heating radiator.

- 3 Bed Semi-Detached Family Home
- Fitted Kitchen Diner
- Family Bathroom
- Ample Off Road Parking
- Close to Amenities
- Spacious Lounge
- 3 good size bedrooms
- Private Garden
- NO UPWARD CHAIN
- EPC: C / TAX BAND: B

Bedroom Three

8'9 x 6'3 (2.67m x 1.91m)

A versatile third bedroom which has potential to be used as a home office / dressing area benefits from a double glazed UPVC window overlooking the front elevation and a central heating radiator.

Family Bathroom

A modern family bathroom with a three-piece suite comprising a low-level WC, a pedestal wash hand basin with mixer tap, a "P" shaped bath with shower over and glass shower screen, a heated ladder towel rail, and a double glazed UPVC window to the rear aspect.

Outside

Front Elevation: The property boasts a large front garden which extends to the side of the house with plenty of space for off road parking.

Rear Elevation: The rear garden is mainly laid to lawn and includes a patio area adjacent to the house, ideal for outdoor seating and entertaining during the summer months

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.

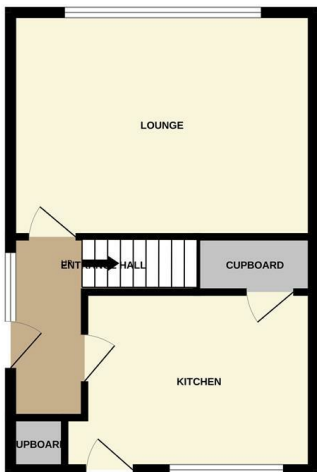
Disclaimer

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.

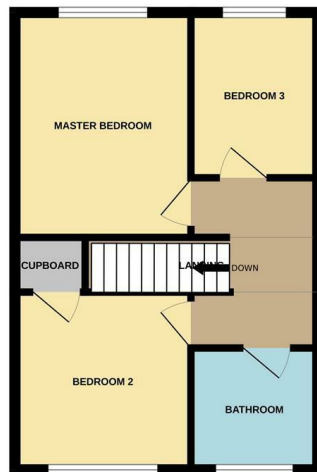
Directions

For Sat Nav purposes the postcode is DE11 0ED

GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.

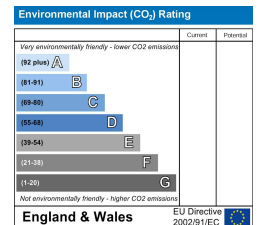
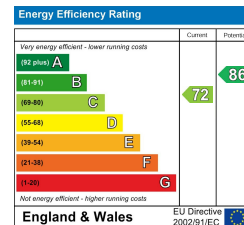


1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and the 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 , 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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