



**3 Fairfield Crescent
Swadlincote, DE11 0SX
Reduced to £225,000**

lizmilsom
properties 

3 Fairfield Crescent, Swadlincote, DE11 0SX

** LIZ MILSOM PROPERTIES LTD ** are delighted to offer For Sale this highly appealing THREE BEDROOMED SEMI-DETACHED FAMILY HOME situated in a much favored location. Benefiting from Gas Central Heating, quality UPVC Double Glazing and FANTASTIC OFF ROAD PARKING. Internal inspection is strongly recommended and will reveal, Entrance Hallway, Fitted Kitchen with built in appliances including oven and hob. There is an Open Plan Lounge diner running the full length of the property and to the first floor there are two double bedrooms, single bedroom and a Modern Family Bathroom. Externally the rear garden is low maintenance with patio area, artificial lawn and impressive water feature. EPC Rating "C"/Council Tax Band "A" - TO VIEW Call the Award winning Agents TODAY ON 01283 219336 -

- 3 Bed Semi-Detached Family Home
- Modern Fitted Kitchen
- Fantastic Lounge diner running the full length of the property.
- 3 Good Size Bedrooms with Fitted Wardrobes
- Fabulous Family Bathroom
- Low Maintenance Private Rear Garden
- Driveway with Useful Off Road Parking
- Tastefully Decorated Throughout
- Ideal First Time Buyer Home
- EPC: C / Tax Band : A



Location

Occupying a prominent position, the property is so well placed for the local amenities which include local Doctors Surgery, Post Office, Pharmacy, all schools, infant, primary and secondary, convenience store and local cafes etc. The property is also on the local bus route. Newhall village is ideal for the commuter with excellent road links to the towns of Burton on Trent, Ashby-de-la-Zouch, Swadlincote via the A511, A514 and A38 which in turn lead to the city centres of Lichfield, Birmingham and Nottingham and the M42 motorway network is within close proximity leading to the M1 and beyond.

Overview

Welcome to 3 Fairfield Crescent, a beautifully presented 3-bedroom semi-detached family home, perfect for first-time buyers. This charming property is set well back from the road, offering plenty of off-road parking with a spacious driveway and a low-maintenance graveled area, which can be utilized for additional parking.

As you step inside, you're greeted by a bright and airy entrance hallway, setting the tone for the rest of this inviting home. The hallway provides access to the spacious lounge diner and the modern fitted kitchen, with carpeted stairs leading up to the first floor.

The lounge diner is a generous open-plan space, stretching the full length of the property. With luxury vinyl tile (LVT) flooring underfoot, this room benefits from natural light streaming in from both the front and rear aspects. The room is heated by radiators and illuminated by a central light point, creating a warm and welcoming atmosphere.

The contemporary fitted kitchen boasts sleek, high-gloss wall and floor units, complemented by LVT flooring. It comes fully equipped with an electric oven, hob, and extractor, along with an integrated fridge freezer. There's also space and plumbing for additional appliances, and a convenient cupboard housing the boiler. A side door leads out to the delightful rear garden.

Upstairs, newly fitted carpets on the stairs and landing enhance the fresh feel of the property. The first floor comprises three bedrooms and a modern family bathroom.

Bedroom One is a generous double room located at the front of the property, featuring a large window, carpeted flooring, a radiator, and a useful storage cupboard. Bedroom Two,

another spacious double, is situated at the rear and benefits from fitted sliding door wardrobes, laminate flooring, and a central light point, with views over the rear garden. The third bedroom is a good-sized single, currently used as a home office. It overlooks the front aspect and includes carpeted flooring, a radiator, and additional storage.

The family bathroom is both modern and stylish, featuring a three-piece suite with an L-shaped bath and shower over, a closed closet sink, and a low-level WC. The bathroom is completed by a grey towel heater, LVT flooring, and a window to the rear aspect.

The rear garden is a delightful low-maintenance space, perfect for summer entertaining. It includes artificial grass, a patio area, and a tasteful water feature. Secure fenced borders provide privacy, with a gate leading back to the front of the property.

Tastefully decorated throughout, this home offers well-proportioned accommodation ideal for first-time buyers.

Entrance Hallway

13'6" x 5'4" (4.14 x 1.64)

Fitted Kitchen

8'9" x 8'5" (2.67 x 2.57)

Lounge Area

12'9" x 11'5" (3.90 x 3.48)

Dining Area

9'8" x 8'0" (2.97 x 2.45)

Bedroom One

11'11" x 10'5" (3.64 x 3.19)

Bedroom Two

9'5" x 9'2" (2.89 x 2.80)

Bedroom Three

9'0" x 6'6" (2.76 x 2.00)

Modern Family Bathroom

7'8" x 5'6" (2.35 x 1.69)

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

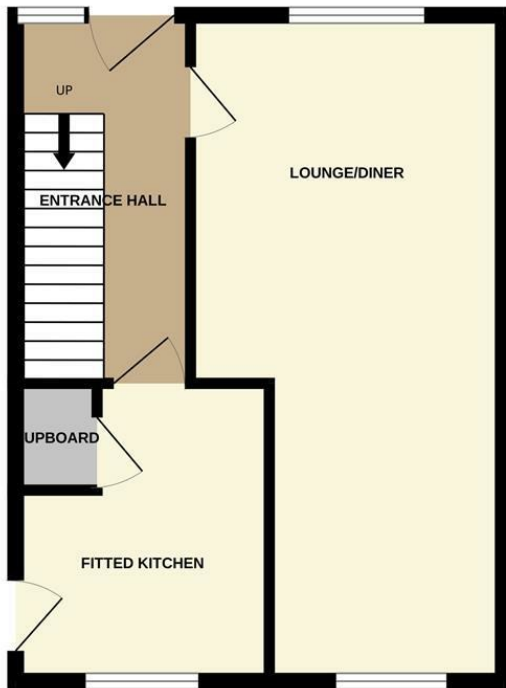
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

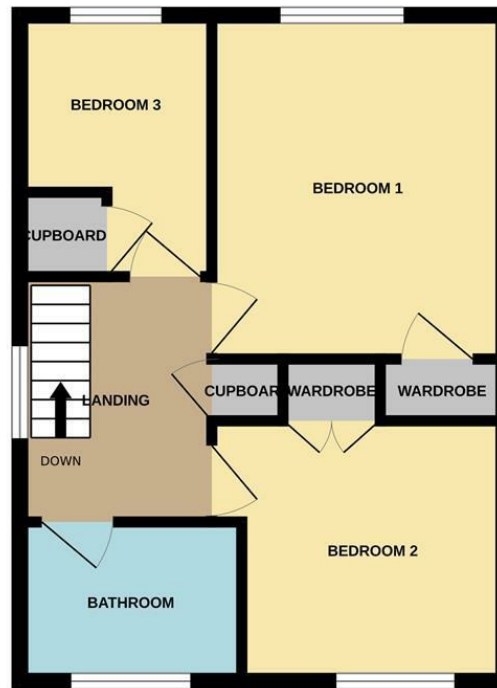
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.

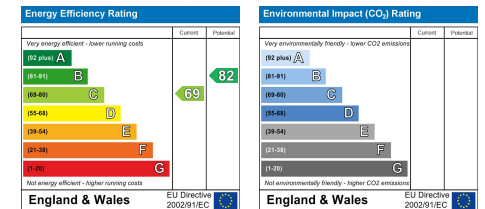


TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.

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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Directions

For Sat Nav purposes use the postcode DE11 0SX



Seabrook House, Dinmore Grange, Hartshorne,
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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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