



**35 Patina Way**  
**Swadlincote, Derbyshire DE11 0WP**  
**Offers over £205,000**

**lizmilsom**  
**properties** 

## 35 Patina Way, Swadlincote, Derbyshire DE11 0WP

Fantastic First Time Purchase, well maintained and beautifully presented throughout, this two bedroom Mid-terrace is THE PERFECT HOME being offered for sale with LIZ MILSOM PROPERTIES! So handy for town & all amenities. Spacious Lounge, Cloaks/WC, splendid fitted Dining Kitchen, Two generous sized bedrooms & well equipped family bathroom including shower. Rear garden & ample off road parking - book your viewing today! EPC rating B, Council Tax band B. - Viewing highly recommended!!!

- Perfect Starter Home / Buy to let Investment
- Spacious Lounge
- Guest Cloaks
- Family Bathroom
- Ideal location close to town
- Modern Mid-terrace
- Kitchen Diner
- Two Bedrooms
- Ample Off Road Parking
- EPC: B / Tax Band : B



## Location

Patina Way is a select small cul-de-sac situated on the impressive new 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 is within easy walking distance, 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 - Ground Floor

This beautiful home benefits from gas central heating, double glazing throughout having the added benefit of allocated off road parking.

The main entrance to the property is to the front, with the front door leading directly into the Spacious lounge. The Lounge is a generous size having carpeted flooring, window overlooking the front elevation providing plenty of natural light, tv point, centre light point and radiator, with stairs leading off to the first floor and a door to the kitchen/diner. Here, there's a guest cloakroom consisting of a low level wc and pedestal wash hand basin and radiator. The modern kitchen area completes the downstairs accommodation with a range of wall and base units with built in gas hob and electric oven along with plumbing for an automatic washing machine & appliance space. The Kitchen houses the Boiler which is carefully concealed behind a matching door front. There's also a dining area and French doors that lead out to the delightful rear garden.

## Overview - First Floor

Carpeted stairs from the Lounge area lead to the first floor where there are two generous bedrooms and a family bathroom. The master bedrooms overlooks front aspect, having carpeted flooring, center light point and radiator. The second bedroom is situated to the rear of

the property with built in storage cupboard, carpeted flooring and overlooks the rear garden. Completing the first floor is the well equipped bathroom which comprises of a bath with main shower over with screen, pedestal; wash hand basin and WC. Complementary tiling to walls and shaver point.

## Spacious Lounge

14'1 x 12'3 (4.29m x 3.73m)

## Fitted Kitchen

15'4 max x 12'3 (4.67m max x 3.73m)

## Guest Cloaks/ WC

## Bedroom

12'3 x 10'7 (3.73m x 3.23m)

## Bedroom

10'0 x 8'2 (3.05m x 2.49m)

## 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.

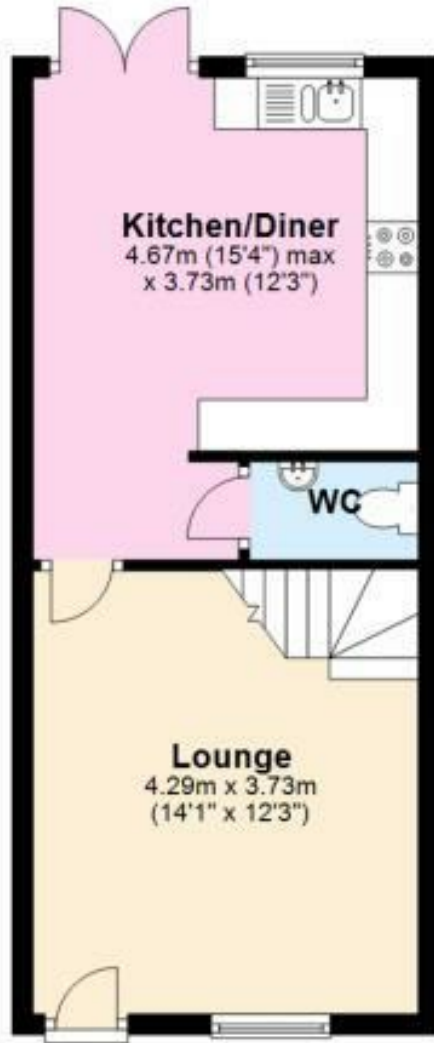
## Outside

Outside, there is a well-maintained rear garden which features fenced boundaries providing plenty of privacy, lawned and patio area. There is also the benefit of a shared passageway to the side of the row of terraced houses. Set away from the property there are two allocated parking spaces which provide ideal off-street parking.



## Ground Floor

Approx. 33.8 sq. metres (363.8 sq. feet)



## First Floor

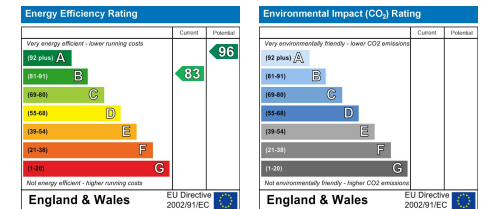
Approx. 27.1 sq. metres (291.3 sq. feet)



Total area: approx. 60.9 sq. metres (655.0 sq. feet)

## Directions

For Sat Nav purposes use DE11 0WP



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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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