



5 Cinder Avenue
Swadlincote, DE11 0FS
£270,000

lizmilsom
properties 

5 Cinder Avenue, Swadlincote, DE11 0FS

**** Liz Milsom Properties ***** are delighted to bring this MODERN, 3 BED SEMI-DETACHED FAMILY HOME offered to the market with READY TO MOVE INTO ACCOMMODATION! This modern three bedroom FAMILY HOME offers generously sized ACCOMMODATION that includes a fabulous fitted breakfast kitchen diner, spacious lounge , Guest cloaks/WC ,Master bedroom with en-suite, two further bedrooms and well equipped family bathroom. Occupying a prominent plot, with easily maintained front garden, offset driveway providing OFF ROAD PARKING and a private enclosed rear garden. EPC rating B / Tax Band: B

This Fabulous home also benefits from being offered with NO UPWARD CHAIN, call the office on 01283 219336 to arrange your viewing today.

- Modern 3 Bedroom Semi-Detached Family Home
- Fantastic Kitchen Diner
- Master Bedroom with En-Suite
- Rear Garden
- Ideally located for town
- Spacious Lounge
- Downstairs Wc
- Further generous sized bedrooms
- Offered with NO UPWARD CHAIN
- EPC : B/ TAX BAND : B



Location

Cinder Avenue is situated on the impressive now fully completed 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, having great amenities including healthcare facilities and the Greenbank Leisure Centre, eateries, Cinema, a variety of supermarkets, shopping facilities and schools are also within walking distance. Doctors Surgery and Health Centre.

Overview

The main access to the property is to the front, with a door leading into an entrance porch with doors to the Spacious Lounge and a Guest Cloakroom/WC. To the front of the house is the Spacious lounge, perfect for relaxing and family time with stairs leading up to the first floor. The splendid fitted kitchen is a great size room being located at the rear of the property having a comprehensive range of white, high gloss wall and floor mounted units, along with integrated gas hob, electric oven, dishwasher and fridge freezer with space and plumbing for appliances. There are patio doors providing access out to the rear garden.

Overview - First Floor -With doors off to the generous sized bedrooms and family bathroom. The master bedroom is a large double, located to the rear of the house, with the added bonus of an en-suite shower room. Bedroom two is another good size double bedroom located to the front of the property. Bedrooms three is a generous size single bedroom located to the front The family bathroom completes the accommodation and consists of a paneled bath with mains shower over, wash hand basin and low level WC located to the rear of the property.

Kitchen Diner

16'0 x 11'1 (4.88m x 3.38m)

Spacious Lounge

18'4 x 16'0 (5.59m x 4.88m)

Guest Cloaks/WC

6'0 x 2'8 (1.83m x 0.81m)

Bedroom One

11'1 x 9'1 (3.38m x 2.77m)

Ensuite

9'1 x 3'9 (2.77m x 1.14m)

Bedroom Two

12'4 x 9'1 (3.76m x 2.77m)

Bedroom Three

10'3 x 7'5 (3.12m x 2.26m)

Family Bathroom

6'4 x 6'0 (1.93m x 1.83m)

Outside

The property occupies a pleasant position set back from the road, to the side of the property there's a long drive with parking for two cars. The private rear garden is not overlooked enjoying a high degree of privacy with paneled fenced boundaries, lawn area and patio area ideal for sitting out 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.

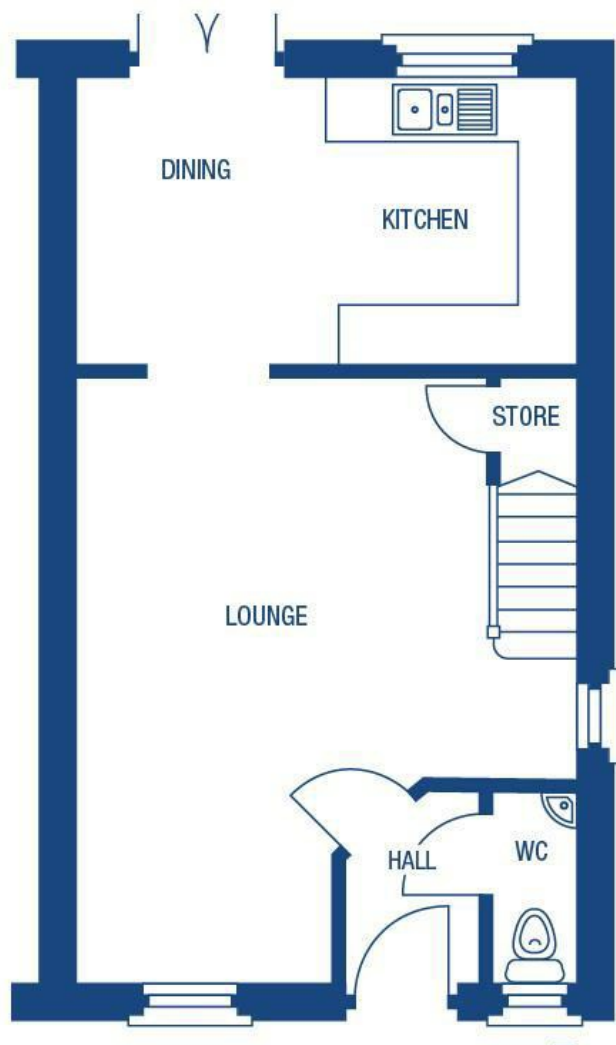
Measurements

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

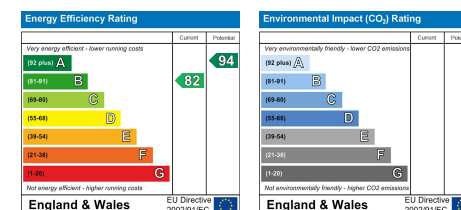
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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





Directions

For Sat Nav purposes use the Postcode DE11 0FS



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

Directors: E M Milsom G T Milsom

📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk

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.

**We can search
1,000s of mortgages
for you**

It could take just 15 minutes with
one of our specialist advisers:

Call: **01283 219336**
Online: www.mortgageadvicebureau.com/lizmilsom



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



MAB 4202