

52 Fairfield Crescent, Newhall, Swadlincote, DE11 0SX
Offers over £137,500



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

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ESTATE AGENTS



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LOOKING FOR A PROJECT? Then this property could be for you, requiring total refurbishment throughout, but the finished product would be a lovely home to your design and taste. The property would need new bathroom, kitchen, new central heating system, total re-decoration and floor coverings, some new windows and doors, BAGS OF POTENTIAL!!!! NO UPWARD CHAIN!

Hall, Spacious Lounge/Diner, Kitchen 3 bedrooms and Shower Room. Gardens in need of attention and smart block paved driveway, ample parking. Council Tax Band B - EPC rating D

HIGHEST BIDDER will secure, subject to Terms and Conditions - this sale is by PRIVATE TREATY not an AUCTION. Realistically priced to secure a SWIFT SALE - Book your viewing NOW - WILL BE BLOCK VIEWINGS via the Award winning Agent, LIZ MILSOM PROPERTIES call our dedicated team.

Location

The village of Newhall is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch, Derby and excellent motorway networks with easy access to the M42 and beyond. Excellent local amenities are situated within High Street and Main Street, Newhall including shops, Sainsbury's Convenience Store, hairdressers, Doctors, chemist etc. Perfectly placed too for schooling, the property is well placed for the local infant & primary School, which is a short walk away from the school, with the local Secondary school, Mercia Academy also being located in Sunnyside, Newhall, which makes one easy drop off, if the buyer has children of varying ages. More comprehensive shopping is available at Swadlincote which is a short drive away with plenty of eateries and Cinema. The subject property is pleasantly situated in this ever popular established residential area.

The accommodation measurements

Reception Hall

Front entrance door leads through to the Entrance Hall with stairs leading off to first floor and access to Lounge/Diner and Kitchen

Lounge/Diner

22'3" x 14'0" reducing to 8'7" x 7'1" (6'0".77'11" (6.78m x 4.27m reducing to 2.62m x 2.16m (1.83m.23.) A generous sized room which runs the full length of the property, with dual aspect windows wall mounted gas fire set in brick built surround, and door leading to Kitchen

Kitchen

11'2" x 7'3 (3.40m x 2.21m)
In total need of refurbishment with stainless steel sink, plumbing for automatic washing machine, space for fridge/freezer and cooker, built-in four ring gas hob, uPVC double glazed window to rear aspect with wall mounted gas boiler. Door to rear garden.

First floor and Landing

Double bedroom

12'5" x 9'1" (3.78m x 2.77m)

- Offered with no upward chain
- Offering great potential
- Lounge/Diner, Kitchen, Hall
- Front and rear gardens need attention
- Excellent amenities & schools, great roadlinks
- In need of total modernisation
- Modern 3 bedroomed semi
- 3 bedrooms & Shower room
- Block paved off road parking
- HURRY TO VIEW - BLOCK VIEWINGS

Double bedroom

10'6" x 9'1 (3.20m x 2.77m)

Single bedroom

9'0" x 5'4" (2.74m x 1.63m)

Shower room

In need of total refurbishment 3 piece suite including shower cubicle.

Outside

The property stands well back from the road behind a smart block paved parking area and side tarmacadam driveway. Side access leads through to the rear patio and garden, which requires some attention with fenced boundaries. 2 sheds

Driveway providing ample off road parking

Smart block paved driveway providing ample off road parking for two vehicles.

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.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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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

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.

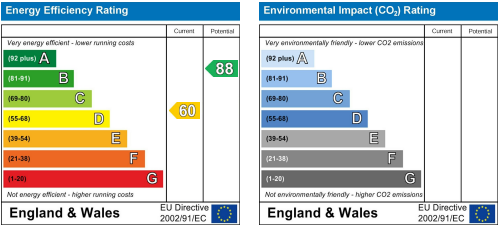
Disclaimer

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.

LMPL/LMM/29.01.2025/1 DRAFT

Directions

For SAT NAV PURPOSES use DE11 oSX



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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