



**7 Old Hall Gardens  
Swadlincote, DE11 9PA  
Reduced to £229,950**

**lizmilsom**  
properties 



## 7 Old Hall Gardens, Swadlincote, DE11 9PA

**\*\* \*\* LIZ MILSOM PROPERTIES \*\* \*** are delighted to offer for sale, this splendid, TWO BEDROOM DETACHED BUNGALOW. With NO UPWARD CHAIN, occupying a good size corner plot with DETACHED GARAGE and OFF ROAD PARKING. The immaculately presented accommodation includes fitted kitchen, spacious Lounge, two generous Bedrooms, refurbished Shower Room. Having a "Wrap-Around" plot with fully enclosed rear garden perfect for entertaining in the summer months. With excellent road links. Council Tax Band "C" - EPC rating "D". Hurry to view - CALL our dedicated sales team Properties TODAY !!

- Ready to move into -DETACHED BUNGALOW
- Spacious Lounge
- Upgraded shower Room
- Detached Garage & enclosed rear garden
- Handy for amenities, excellent road links
- NO UPWARD CHAIN
- Splendid fitted Kitchen with oven hob
- 2 Generous sized Bedrooms
- Smart OFF ROAD PARKING &, Separate Drive
- HURRY TO VIEW NOW!



## Location

The property is located on Old Hall Gardens a cul-de-sac just off George Street in Church Gresley. It is close to schools and bus routes with Swadlincote town centre only about five minutes travelling distance away. The town has an array of amenities including shops, eateries and a cinema. Recreational activities include Greenbank Leisure Centre, Swadlincote Ski slope and Conkers are short drive away.

## Overview

This charming bungalow is set on a spacious wrap-around plot, offering privacy and tranquillity, set back from the road. Upon entry through a side door, you are greeted by a welcoming Reception Hallway that leads into a generous open-plan Lounge area, which could also accommodate a dining space. The Lounge boasts two large front-facing windows with inset blinds, carpeted flooring, a ceiling light, TV point, and radiator. To the left, the fully fitted Kitchen provides ample wall and floor-mounted units, including a larder cupboard, work surfaces, and space for appliances.

The property offers two well-sized bedrooms, both with carpeted flooring, ceiling lights, and radiators. Bedroom One overlooks the rear garden, providing a peaceful retreat, while Bedroom Two offers a similar outlook. The newly fitted Shower Room features a modern white suite with a shower enclosure and electric shower, a closed closet sink, low-level WC, tiled walls, and a towel heater.

This well-maintained bungalow offers comfortable living in a quiet location, making it an ideal home for those seeking space and convenience.

## Entrance Hallway

9'1" x 3'10" (2.77m x 1.17m)

## Spacious Lounge/Diner

20'0" x 9'10" (6.1m x 3.02m)

## Fitted Kitchen

11'7 x 10'8 (3.53m x 3.25m)

## Bedroom One

12'10 x 11'5 (3.91m x 3.48m)

## Bedroom Two

10'6 x 10'0 (3.20m x 3.05m)

## Newly Fitted Shower Room

7'0 x 5'5 (2.13m x 1.65m)

## Single GARAGE

Located to the side of the property with side service door, up and over door to the front, light and power.

## Outside - Front Overview

To the front of the property, a long side driveway provides ample parking space and leads to a single detached garage. The low-maintenance foregarden is beautifully landscaped with slate, offering a tidy and attractive exterior. This setup enhances the overall curb appeal and provides convenient access to both the garage and the main entrance of the bungalow.

## Outside - Rear Overview

The side and rear gardens are easily accessed through a wooden garden gate, leading to a low-maintenance rear garden. This outdoor space features a pleasant patio area, ideal for outdoor dining or relaxation, complemented by areas of planting that provide vibrant colour during the summer months. The garden is fully enclosed with fenced panelled boundaries, ensuring privacy and a secure environment. It's a perfect spot to enjoy the outdoors with minimal upkeep.

## 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:

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9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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## 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.

## 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.

## 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.

## 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.







GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.

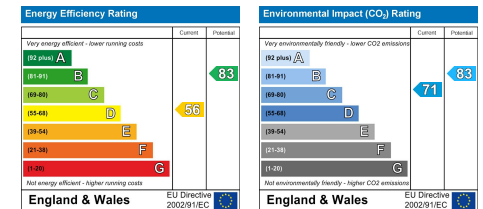
## Directions

For SatNav purposes follow DE11 9PA



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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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](mailto:liz.milsom@lizmilsomproperties.co.uk)

🌐 [lizmilsomproperties.co.uk](http://lizmilsomproperties.co.uk)

## COUNCIL TAX

Band: C

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

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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.



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