



6 Darklands Road
Swadlincote, Derbyshire DE11 0PG
Reduced to £229,950

lizmilsom
properties 

6 Darklands Road, Swadlincote, Derbyshire DE11 0PG

*** LIZ MILSOM PROPERTIES *** are excited to offer for sale, this detached bungalow on Darklands Road which is offered with NO UPWARD CHAIN, being so handy for the town centre. Benefiting from gas central heating and double glazing, It features spacious accommodation, including a Lounge, splendid breakfast kitchen with patio doors leading to the rear garden, 3 generously sized bedrooms, and a walk-in wet room. The property stands on a large plot with ample parking for convenience and a lovely rear garden, ideal for entertaining or relaxing. With excellent commuter links, early viewing is highly recommended by the Agents. EPC rating E - Council Tax Band C.

- Offered with NO UPWARD CHAIN
- Gas central heating & double glazed
- Spacious bay windowed Lounge
- Three bedrooms. Walk in Wet room
- So handy for the town and amenities
- Detached 3 bedroomed Bungalow
- Ample off road parking for 2-3 cars
- Fitted Breakfast Kitchen
- Great sized plot, delightful rear garden
- In need of upgrading - Hurry to view !



Location

Positioned in Darklands Road, this home enjoys close proximity to a wide range of amenities, including Doctors surgery within walking distance, schools, shops, parks, and transport links, making daily life convenient and stress-free.

Overview - Ground floor

This property benefits from gas central heating, double glazing throughout. The bungalow features a welcoming hall leading to a spacious lounge with a bay window and practical flooring. At the rear of the home, there's a versatile room that can serve as either a bedroom or an additional reception room, offering views of the rear garden. The modern breakfast kitchen has an excellent range of wall and floor mounted units with some appliances and plenty of space for a seating area. The property includes two additional bedrooms, providing flexible living space. A walk-in wet room, equipped with a suite designed for mobility needs, completes the accommodation.

The accommodation

Entrance Hall

17'9 x 6'2 (5.41m x 1.88m)

Spacious Lounge

16'7 x 12'1 (5.05m x 3.68m)

Splendid Breakfast Kitchen

8'4 x 19'2 (2.54m x 5.84m)

Double bedroom/2nd Reception Room

14'4 x 11'11 (4.37m x 3.63m)

Double bedroom

12'1 x 11'10 (3.68m x 3.61m)

Walk in Wet room

5'5 x 8'7 (1.65m x 2.62m)

Outside

The property is set back from the road, behind a gravelled wide driveway providing OFF ROAD PARKING for 2 vehicles.

Delightful established Rear garden

A particular feature of this property is the lovely established garden which is predominantly laid to lawn with flower borders, mature shrubs and hedges with panelled fenced boundaries. Due to the size of the garden the property is not directly overlooked. There is a patio area and an outbuilding. Side access leads to the front of the property.

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 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

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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.

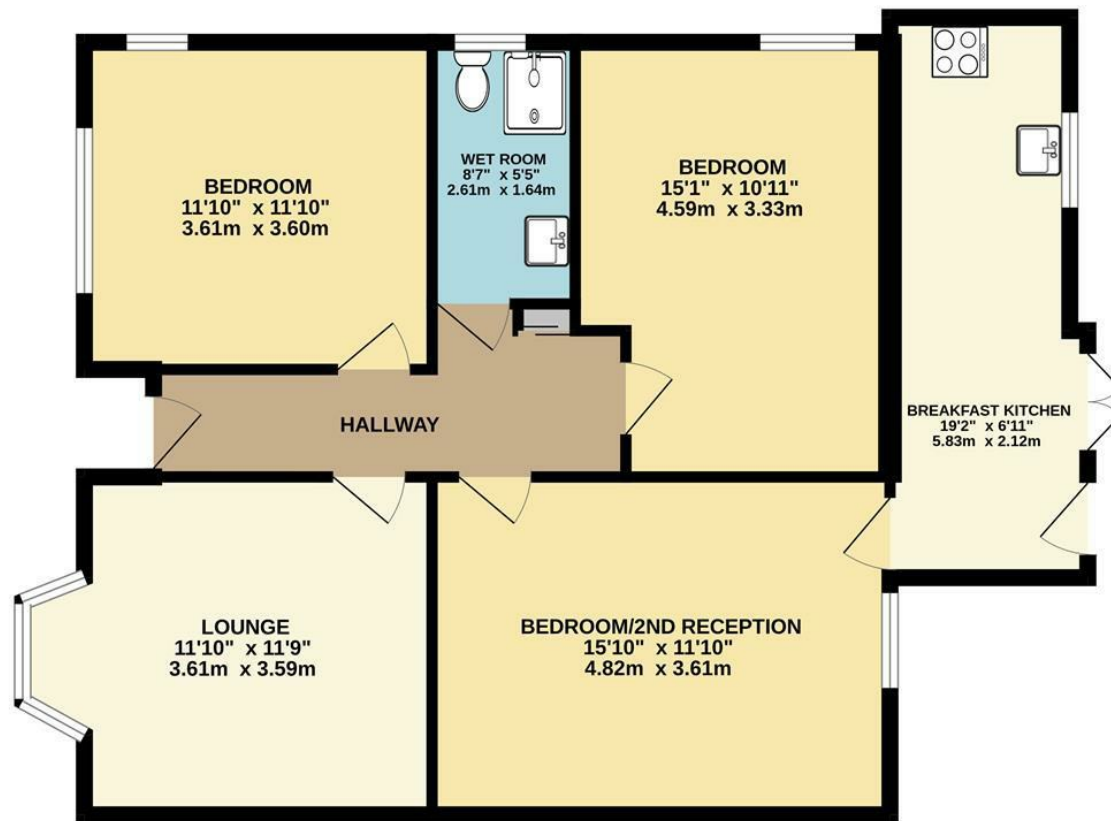
LMPL/LMM/MAC 26.2.2025 / 1 DRAFT



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.

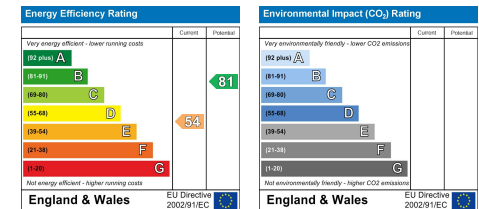
Directions

For SAT NAV purposes use DE11 0PG



TOTAL FLOOR AREA: 875 sq.ft. (81.3 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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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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