



60 Castle Road
Castle Gresley, Derbyshire DE11 9LH
Offers over £240,000

lizmilsom
properties 

60 Castle Road, Castle Gresley, Derbyshire DE11 9LH

**** LIZ MILSOM PROPERTIES LTD**** are delighted to offer for sale this well maintained three DOUBLE Bedroomed semi-detached home. Set within a select cul-de-sac The property is set well back from the road and offers well proportioned accommodation. The property benefits from having UPVC double glazing and gas central heating. Internal inspection will reveal: - Reception Hall, Spacious Lounge, Modern Dining Kitchen. Downstairs Cloaks/WC. To the first floor there are two generous sized double Bedrooms, one with built-in fitted wardrobes and Family Bathroom. To the second floor there is the Master Bedroom with excellent deep fitted wardrobes and Ensuite Shower Room. Externally there is ample OFF ROAD PARKING for 4 VEHICLES and GARAGE. EPC RATING - "C"- Call today to book your Viewing on 01283 219336.....

- 3 Bedroom Semi-Detached Family Home
- Spacious Lounge
- Family Bathroom
- Delightful rear garden
- Select Cul-De-Sac Location
- Modern Fitted Kitchen with ground floor guest cloaks
- Two DOUBLE Bedrooms to the First Floor
- Splendid Master Bedroom & Ensuite
- Ample off Road Parking and Garage Space
- EPC: C / TAX BAND: C



Location

Located in the Heart of this National Forest village, on an established road and popular residential area. The property is well placed for local amenities in the popular South Derbyshire market town of Swadlincote. It's central location in the country also makes South Derbyshire, an ideal commuter base, with excellent access to the motorway network with the major cities of Birmingham, Nottingham, Leicester and Derby all commutable. Birmingham International Airport and East Midlands Airport are also within an approximate 30 minutes drive. For more local amenities there is a Chemist withing walking distance, hairdressers, and Doctors surgery, a small convenience store within a few minutes drive or walk.

Reception Hallway

Being access via the Entrance Hallway having radiator and stairs leading off to the first floor and landing . Door to:-

Spacious Lounge

16'0 x 12'0 (4.88m'0.00m x 3.66m'0.00m)
This is a great sized Lounge with feature walk-in double glazed bay window to the front elevation allowing for plenty of natural light , two radiators, TV aerial point, carpet to the flooring and centre light point.

Modern Fitted Kitchen/Diner

15'4 x 10'4 (4.57m'1.22m x 3.05m'1.22m)
The Modern Fitted Kitchen benefits from a good range of wall and floor mounted white high gloss pale grey units provide ample storage, rolled edge work surface areas with inset matt black deep set sink mono block tap steel with attractive tiling to the walls. The integrated appliances include four ring hob and double electric oven, microwave, fridge freezer, washing machine and dishwasher The double glazed window overlooks the delightful rear garden. To the dining area there are double French doors again opening out on to the rear garden, radiator and centre light point.
Access to:-

Downstairs Cloaks/WC

Having two piece suite consisting of wash hand basin with part-tiled splash backs and low level WC. Radiator and extractor fan.

Stairs to First Floor & Landing

Bedroom Two

14'0 x 8'9 (4.27m'0.00m x 2.44m'2.74m)
A great sized double bedroom with double glazed window overlooking the front elevation, radiator and an excellent range triple fitted wardrobes the length of one wall, carpet to the flooring, centre light point and TV aerial point.

Bedroom Three

10'4 x 8'9 (3.05m'1.22m x 2.44m'2.74m)
Again, a good sized double Bedroom - this room has a double glazed window overlooking the delightful rear garden,, centre light point, two telephone points, carpet to the flooring and radiator.

First Floor Family Bathroom

Having a three piece white suite consisting of panel bath with assist chrome handles benefits from a shower over and shower curtain, pedestal wash hand basin and low level WC. Attractive tiling to walls, radiator, shaver point and opaque double glazed window to rear elevation.

Stairs to Second Floor & Landing

Superb Master Bedroom

15'7 x 14'7 (4.57m'2.13m x 4.27m'2.13m)
A great sized room having a good selection of deep built-in fitted wardrobes the length of one wall, double glazed window to front elevation, TV and telephone point, carpet to the flooring and recessed lighting. Access to loft. There is access to the:-

En-Suite Shower Room

Having white three piece suite consisting of double shower unit with sliding doors, low level WC and wash hand basin with mixer tap and complimentary tiling to walls. Velux window, shaver point and extractor fan - a great sized En-Suite Shower Room.

Outside - Front

The property enjoys a well maintained front garden with established shrubs with low maintenance gravelled area. Parking is to the right hand side of the property set back as is the single GARAGE with metal up-and-over door, power and light supply. Overflow parking can be to the front of the property. Also there is a side path from the front property leads to timber gate which gives access to:-

Delightful Rear Garden

Having a good sized patio area ideal for entertaining during the summer months and is predominantly laid to lawn with fenced panelled boundaries and being fully enclosed.

Loft space

The loft on the property is well-insulated with the potential to be boarded to offer useful storage space.

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.

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

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.

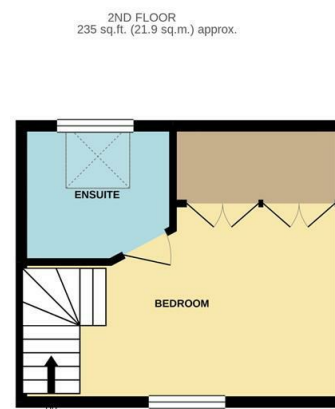
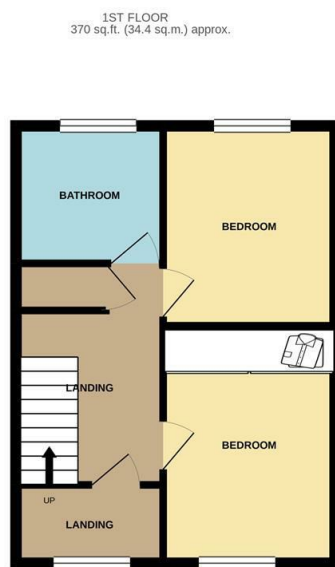
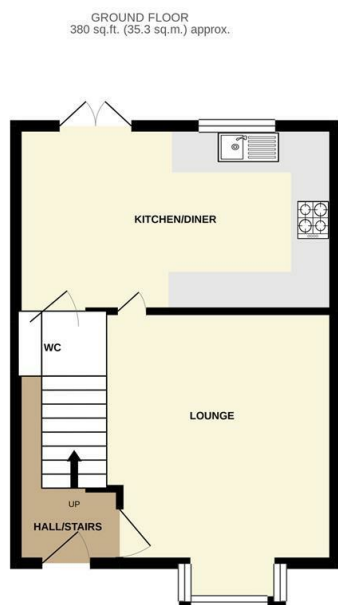
Measurements

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.

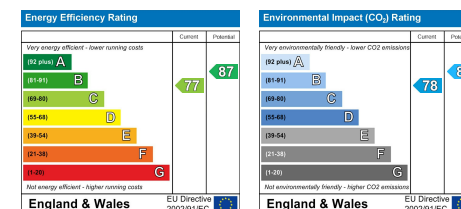




TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Directions

The property is best approached by travelling out of Swadlincote Town Centre along Civic Way turning on to William Nadin Way at the next roundabout turn left and at the next roundabout take the third exit and proceed to the Cadley Hill roundabout where you take the first exit. Travelling along the A444 Burton Road. At the High Cross roundabout take the first exit in to Castle Road and proceed for some distance. On passing the main entrance to 'Castleton Park' you will find the property 150 yds on the left hand side clearly denoted by our red distinctive 'For Sale' board.



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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

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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