



**59 Wellwood Road
Swadlincote, DE11 0JQ
Reduced to £169,950**

**lizmilsom
properties** 

59 Wellwood Road, Swadlincote, DE11 0JQ

** LIZ MILSOM PROPERTIES ** are pleased to offer this spacious 3-BEDROOM MID-TERRACE Family Home, occupying a pleasant position in a popular residential location with easy access to local amenities. Offered with NO UPWARD CHAIN the property features a light and airy Lounge/Diner, Fitted Kitchen with breakfast bar and a welcoming entrance Hallway. Upstairs offers two DOUBLE Bedrooms, a further good sized single, and a Family Bathroom. Additional benefits include gas central heating and UPVC double glazing. Externally, the home enjoys a delightful rear garden, with gated rear access OFF ROAD PARKING and an enclosed, established fore gardens. This property is ideal for growing families or FIRST TIME BUYERS - EPC Rating "TBC"/Council Tax Band "A". Give the Office a CALL.....

- Three Bedroom MID-TERRACE
- Welcoming Reception Hallway
- Breakfast Kitchen
- Great Sized Third Bedroom
- Stunning Front & Rear Gardens
- NO UPWARD CHAIN
- Spacious Lounge/Diner
- Two DOUBLE Bedrooms
- Family Bathroom



Location

Newhall is well placed for the commuter with excellent road links to the towns of Burton on Trent, Ashby-de-la-Zouch and the M42 is also easily accessible. Amenities are close to hand which include Chemist, Convenience Store, Doctors Surgery, Post Office and local Primary and Secondary Schools.

Ground Floor - Overview

The property is set behind a private walled fore garden, offering both privacy and kerb appeal. Entry is via the front entrance door into a welcoming Reception Hallway, with stairs leading to the first floor and access to all ground floor accommodation.

The spacious Lounge/Diner is a bright and comfortable living space, featuring a bay window to the front elevation, carpeted flooring, centre light point, and a fireplace as the focal point. The dining area is open plan to the lounge and benefits from a rear-facing window, providing additional natural light with the carpet flowing through.

To the rear of the property is the well-proportioned Breakfast Kitchen, fitted with a range of white wall and base units, a breakfast bar and space/plumbing for appliances. The kitchen is finished with tiled flooring and includes two access points—one to the Reception Hallway and another directly out to the rear garden and patio area, making it ideal for everyday living and entertaining.

First Floor - Overview

Rising from the ground floor, the landing provides access to all first floor accommodation.

Bedroom One is a generously sized double located to the front elevation, featuring carpeted flooring, a centre light point, and radiator. Bedroom Two is also a spacious double, positioned to the rear, with matching carpeted flooring, centre light point, and radiator—ideal for guests or family.

Bedroom Three is a well-proportioned single, offering exposed white wooden flooring, a centre light point, and radiator—perfect as a child's room, home office, or nursery.

The accommodation is completed by the modern Family Bathroom, comprising a three-piece suite including a panelled bath with electric shower over, low-level WC, and pedestal wash hand basin.

Reception Hallway

Spacious Lounge

13'0 x 11'9 (3.96m x 3.58m)

Open Plan Diner

10'4 x 9'1 (3.15m x 2.77m)

Fitted Breakfast Kitchen

11'7 x 8'6 reducing to 5'9 (3.53m x 2.59m reducing to 1.75m)

Stairs to First Floor & Landing

Bedroom One

12'1 x 11'1 max (3.68m x 3.38m max)

Bedroom Two

13'1 x 8'10 max (3.99m x 2.69m max)

Bedroom Three

8'10 x 8'3 (2.69m x 2.51m)

Family Bathroom

Outside - Overview

Both the front and rear gardens of this property have been beautifully maintained and offer attractive outdoor spaces.

To the front, the property benefits from a walled foregarden with wooden gated access, featuring established shrubs and well-stocked flower borders, adding charm and privacy.

The rear garden can be accessed either through the side gate or directly from the fitted kitchen. It boasts a well-kept lawn, a variety of mature flower borders, and a large patio area—perfect for outdoor dining and entertaining. This delightful garden offers a peaceful and private retreat, ideal for families and keen gardeners alike.

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 COMPETITVE FIXED FEES.

Available:

9.00 am – 5.30 pm Monday-Thursday

9.00 am - 5.00 pm Friday

9.00 am – 2.00 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

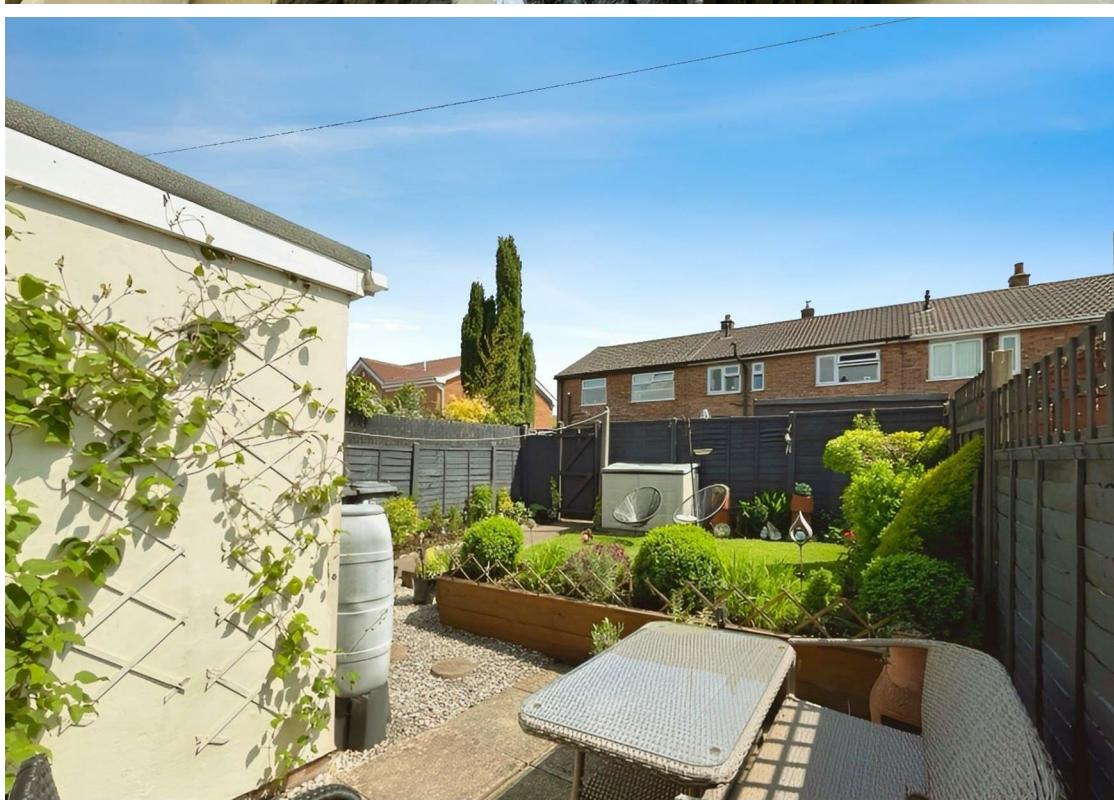
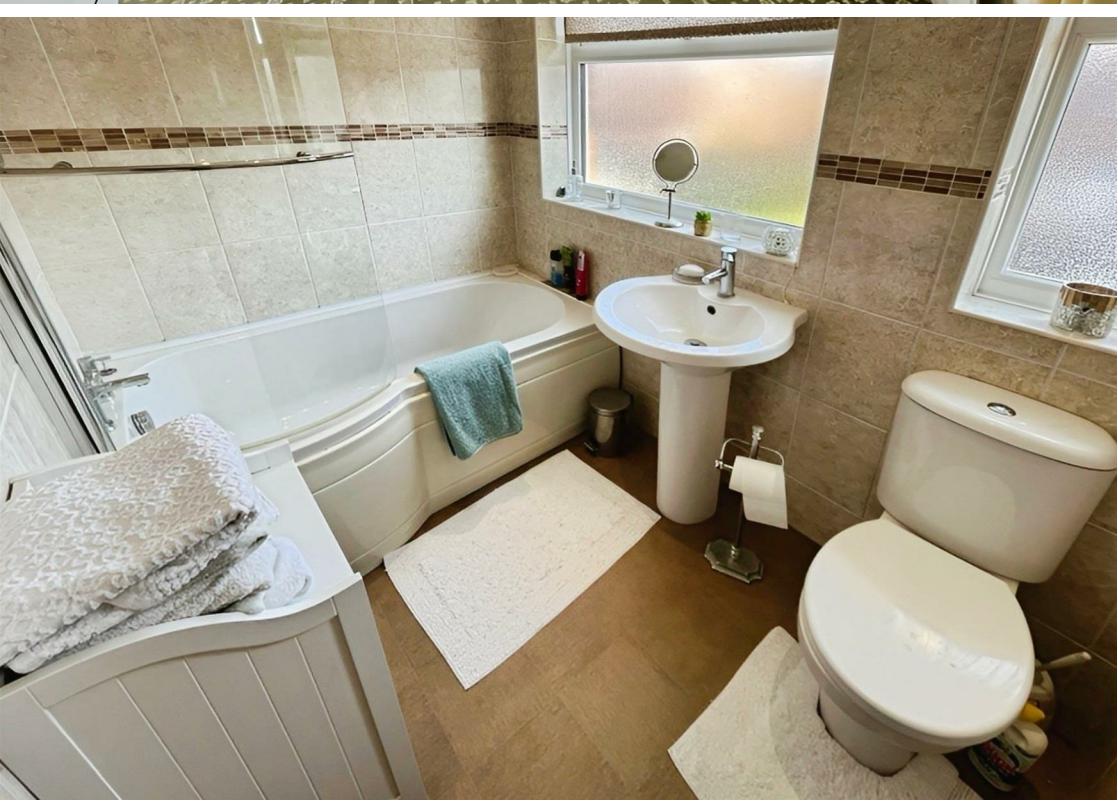
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

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.

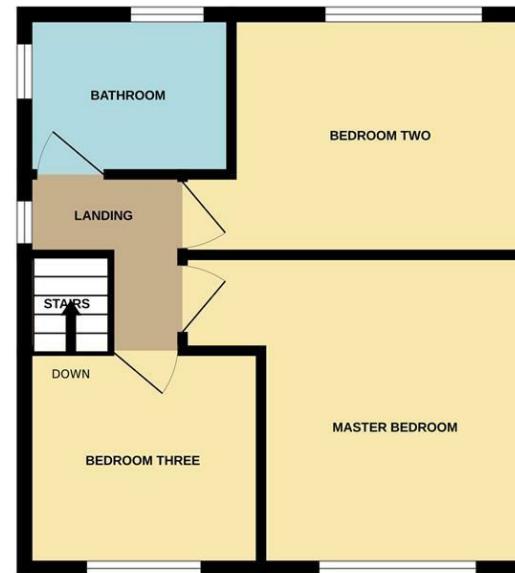
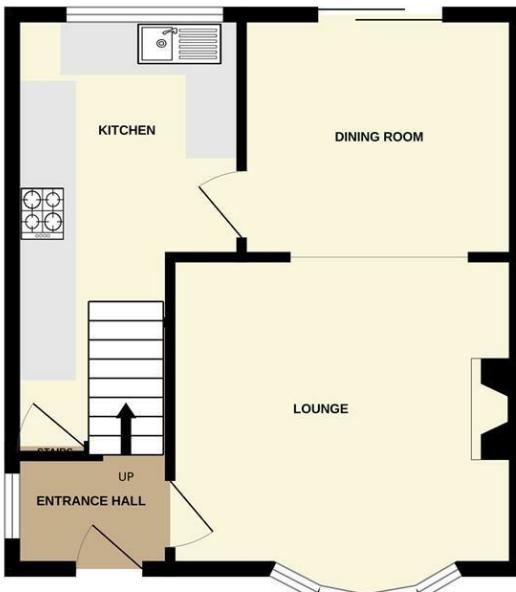
Measurements

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.



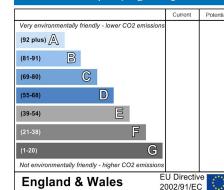
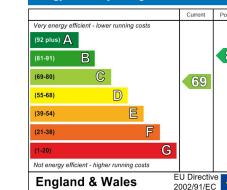
GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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



rightmove.co.uk

Directions

For SatNav purposes follow DE11 0JQ where the subject property is clearly denoted by our distinctive red For Sale Board.

01283 219336

07974 113853

liz.milsom@lizmilsomproperties.co.uk

lizmilsomproperties.co.uk

COUNCIL TAX

Band: A

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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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

