



60 Regent Street
Swadlincote, DE11 9PJ
Offers over £155,000

lizmilsom
properties 

60 Regent Street, Swadlincote, DE11 9PJ

**** LIZ MILSOM PROPERTIES **HURRY TO VIEW.... PERFECT FIRST HOME!!** This **SPLENDID 2 bedroomed TERRACED** home is offered with **NO UPWARD CHAIN** & has been beautifully renovated throughout. Benefiting from gas central heating, double glazing, **NEWLY FITTED CARPETS THROUGHOUT** - Modern Fitted kitchen, Lounge, Dining Room, two **DOUBLE Bedrooms** and a modern & contemporary family Bathroom. To the rear of the property there is a long rear garden ideal for enjoying throughout the Summer months **CALL THE MULTI-AWARD WINNING AGENTS TODAY.** EPC Rating "C"/Council Tax Band "A" - **A MUST VIEW PROPERTY.....**

- Beautifully Presented 2 Bedroom Terraced Home
- Spacious Lounge
- Ground Floor Modern & Contemporary Family Bathroom
- Great Size Rear Garden
- Ideal First Time Buy , with ready to move into accomodation
- Fantastic Fitted Kitchen
- Separate Dining Room / Second Reception Room
- Two Generous Sized **DOUBLE Bedrooms**
- Offered with **NO UPWARD CHAIN**
- EPC: C / TAX BAND: A



Location

The property is walking distance to the a parade of shops including a convenience Store, Pharmacy, public houses and the local park. Church Gresley is approximately half a mile from Swadlincote town centre which provides all local amenities with shops, Supermarkets, eateries and a local cinema. Ideal for the commuter the property is well placed for the road networks including easy access to the A444, A511, A38 and M42 which leads to the major towns of Birmingham, Nottingham and beyond.

The Well Presented Accomodation

Key Features:

Brand New Carpets throughout the home, adding warmth and comfort

New Radiators ensuring efficient heating

Newly Fitted Kitchen with high gloss white units and stylish wooden work surfaces

Newly Fitted Bathroom featuring a sleek three-piece suite with a mains shower over the bath and a towel heater

All rooms freshly plastered and decorated, giving the property a clean and modern feel

New Skirting and Doors throughout, enhancing the home’s fresh, contemporary look

The property also benefits from a number of extra features:

Double Glazing throughout for energy efficiency

Solar Panels on the roof, contributing to sustainability

UPVC Doors and Windows (double glazed) providing security and thermal insulation

A long rear garden perfect for outdoor activities and relaxation

Overview

Ground Floor: To the front, a low maintenance slabbed area leads to the front door, which opens directly into the spacious lounge. The lounge is filled with natural light from a large window overlooking the front, and the newly fitted carpets and radiator add to the room's inviting atmosphere. A door leads into the second reception room, offering a tall window to the rear garden, allowing plenty of daylight to fill the space. The room is carpeted, and the stairs to the first floor are accented by an exposed brick feature, adding

character. A doorway leads into the newly refurbished kitchen. The galley-style kitchen is a true highlight, featuring high gloss white wall and floor-mounted units, complemented by wooden work surfaces. Designed with both style and functionality in mind, the kitchen includes an inset sink and drainer, stylish tiled walls, and ample storage and work surface space. This is an ideal space for both cooking and entertaining. Off the kitchen, the inner lobby provides access to the long rear garden, which is perfect for outdoor enjoyment. An additional door leads to the modern, contemporary family bathroom, which has been newly fitted with a three-piece suite, including a mains shower over the bath. The bathroom also features a towel heater, adding a touch of luxury to the practical space.

First Floor: Upstairs, the first floor comprises two double bedrooms. The front bedroom benefits from built-in cupboard space and hosts the attic entry hatch. The rear bedroom overlooks the garden and houses the mains gas boiler in an enclosed cupboard.

Outside: To the rear, the long garden is enclosed with newly erected fence panels, offering a private and peaceful outdoor space. The property is ideally located within a short walk of Maurice Lea Memorial Park, providing beautiful grounds and sports facilities for outdoor recreation.

This charming, fully renovated property is the perfect home for anyone looking for a blend of modern living, style, and practicality. It’s ready to move into with No Upward Chain!

Spacious Lounge

14'9 x 11'4 (4.50m x 3.45m)

Dining Room / Second Reception Room

10'9 x 10'7 (3.28m x 3.23m)

Fantastic Fitted Kitchen

14'7 x 7'3 (4.45m x 2.21m)

Ground Floor Modern Family Bathroom

6'1 x 5'5 (1.85m x 1.65m)

Stairs & Landing

Bedroom

11'4 x 11'9 (3.45m x 3.58m)

Bedroom

11'3 x 10'9 (3.43m x 3.28m)

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

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.

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.

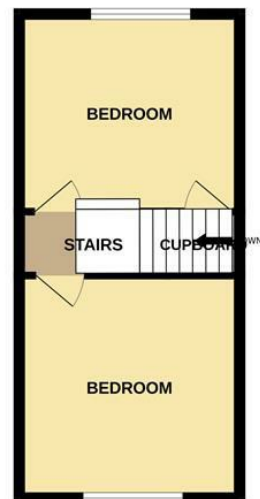
Disclaimer

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.



GROUND FLOOR
392 sq ft. (36.4 sq m.) approx.

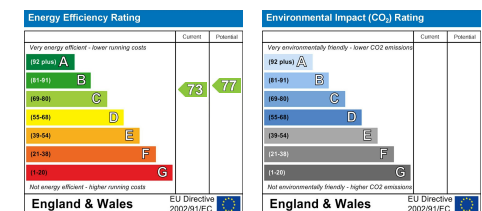
1ST FLOOR
281 sq ft. (26.1 sq m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.6 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.
Made with Metropix ©2025

Directions

For Sat Nav purposes use the postcode DE11 9PJ



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

🌐 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.

**We can search
1,000s of mortgages
for you**

It could take just 15 minutes with
one of our specialist advisers:

Call: **01283 219336**
Online: www.mortgageadvicebureau.com/lizmilsom



Your home may be repossessed if you do not keep up repayments on your mortgage.
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.



MAB 4202