



**15 Durham Close**  
**Swadlincote, DE11 7LJ**  
**£165,000**



## 15 Durham Close, Swadlincote, DE11 7LJ

**\*\* LIZ MILSOM PROPERTIES LTD \*\*** are delighted to bring to the market this two double bedroom SEMI-DETACHED with **SPLENDID KITCHEN DINER** which runs the width of the property, benefitting from **GAS CENTRAL HEATING**, double glazing throughout. **PERFECT FOR FIRST TIME BUYERS, DOWNSIZERS.** The beautifully presented accommodation:- Hallway, lounge, and Kitchen/Diner to the ground floor. To the first floor there are two fantastic sized **DOUBLE Bedrooms** and well equipped bathroom. Outside to the front is a lawned front garden maintaining curb appeal, whilst to the rear is a great sized enclosed rear garden with patio area and lawned area with Outbuildings ideal for extra storage. EPC rating D and Council Tax Band "A"

- 2 Bedroom Semi Detached Home tastefully decorated throughout
- Fabulous Dining Kitchen
- Modern Family Bathroom
- Outbuildings offering useful Storage
- Fantastic Walks nearby within the national Forest
- Spacious Lounge
- Two Generous Sized Double Bedrooms
- Delightful Front & Rear gardens
- Great public transport link close to the town centre & local amenities
- EPC: D / TAX BAND: A



## **Location**

With its ideal location, this home offers easy access to public transport links, nearby schools, local amenities, and the strong local community. For those who enjoy nature, there are plenty of walking routes nearby.

## **Entrance Hall**

10'11" x 6'2" (3.35 x 1.9)

As you step inside, you are greeted by a welcoming entrance hallway with carpeted stairs leading to the first floor accommodation, and doors leading off to the spacious lounge and Kitchen Diner

## **Spacious Lounge**

10'5" x 10'5" (3.18 x 3.18)

The spacious lounge provides a perfect retreat, offering a bright and airy space for relaxation, with ample room for your furniture, with a window overlooking the front elevation allowing for plenty of natural light, laminate flooring. An electric fire adds warmth and character to the room.

## **Fitted Kitchen/Dining Room**

17'0" x 9'6" (5.2 x 2.92)

The heart of the home is the modern kitchen/dining room, which is flooded with natural light, creating a warm and inviting atmosphere being a generous size running the full width of the property. Featuring vinyl flooring, grey wall & floor mounted units, free standing cooker, space and plumbing for appliances, sink and stainless steel drainer and side door provides access out to the rear garden. the kitchen is ideal for preparing meals, while the dining area offers a fantastic space for family meals or entertaining guests with windows overlooking the delightful rear garden,

## **First Floor Stairs & Landing**

Carpeted stairs with doors off to all bedrooms and the family bathroom with window to the side elevation.

## **Main Bedroom**

13'8" x 10'5" (4.17 x 3.18)

The main bedroom is a generous double room located to the front of the property running the full width of the property, windows overlook the front elevation boasting plenty of natural light and offering a peaceful, comfortable space to unwind at the end of the day.

## **Bedroom**

11'10" x 10'4" (3.63 x 3.15)

Another spacious double bedroom, benefits from laminate flooring, provides flexibility, whether as a guest room, home office, or personal retreat located to the rear of the property , with window overlooking the rear elevation.

## **Modern Family Bathroom**

6'2" x 5'6" (1.9 x 1.68)

The modern family bathroom features a white three-piece suite, including a pedestal sink, low flush WC, and a bath with an electric shower over. There is also a cupboard housing the gas combination boiler for your convenience.

## **Outside**

Outside, the property is complemented by front and rear gardens, perfect for enjoying the outdoors. The gardens offer great potential for gardening enthusiasts or simply relaxing in the fresh air. Additionally, outbuildings provide useful storage solutions, and an outside WC adds extra practicality.

This property offers a wonderful blend of style, space, and practicality, perfect for modern living.

## **Viewing Strictly Through Liz Milsom Properties**

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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Closed - Sunday

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## **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**

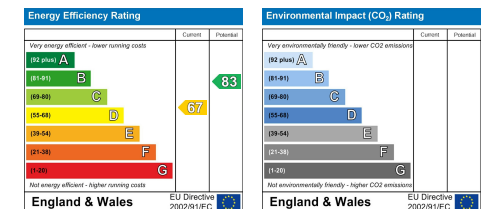
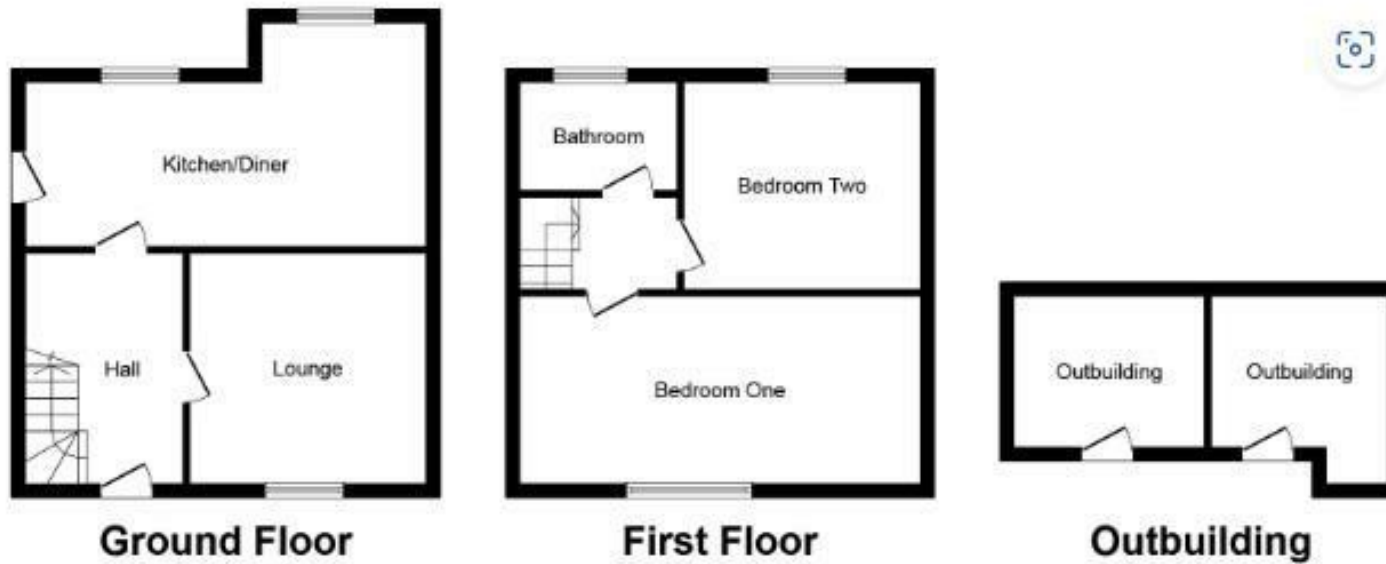
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## Directions

For Sat Nav purposes use the postcode DE11 7LJ



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## 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

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