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**13 Old Hall Gardens  
Swadlincote, DE11 9PA  
Reduced to £265,000**

## 13 Old Hall Gardens, Swadlincote, DE11 9PA

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are delighted to bring 13 Old Hall Gardens to the market. A beautifully renovated three-bedroom detached family home, ideally positioned within a quiet and sought-after cul-de-sac and offered to the market with no upward chain. Finished to a high standard throughout, the property features a modern fitted kitchen, spacious open-plan living area, and a bright conservatory overlooking a generous, private rear garden. With three well-proportioned bedrooms, a stylish family bathroom, driveway parking, car port, and major upgrades including new flooring, boiler, rewiring, and radiators, this is a superb move-in-ready home perfect for families. EPC: C / Tax Band: B

- Fully renovated three-bedroom detached family home
- Modern high-gloss fitted kitchen
- Offered with no upward chain
- Spacious open-plan living and dining area
- Bright brick-built conservatory with garden access
- Three well-proportioned bedrooms with newly fitted carpets
- Stylish family bathroom
- Generous, private rear garden
- Ample off road parking with Driveway
- Situated in quiet popular cul-de-sac, close to everyday amenities and road links
- EPC: C/ TAX BAND: B



## Location

Situated within a quiet and well-established cul-de-sac, Old Hall Gardens offers a pleasant setting on the outskirts of Swadlincote town centre. The property benefits from convenient access to a range of local amenities including shops, supermarkets, schools, and leisure facilities, while also being well placed for commuters with good road links to Burton upon Trent, Ashby-de-la-Zouch, and the wider Derbyshire and Staffordshire areas. Nearby green spaces and countryside walks provide excellent opportunities for outdoor recreation, making the location ideal for families

## Overview

Situated within a quiet and highly sought-after cul-de-sac, this beautifully renovated and modernised three-bedroom detached family home is offered to the market with no upward chain, making it an ideal purchase for families or buyers looking for a move-in-ready property.

To the front, the property benefits from a driveway alongside a low-maintenance gravelled fore garden. A further side driveway, complete with a car port, provides convenient access to a side entrance door and a secure gate leading to the rear garden.

Upon entering, you are welcomed by a bright and inviting entrance hall, featuring a window to the front elevation and stairs rising to the first floor. Doors lead through to the contemporary fitted kitchen and the spacious open-plan living area.

The modern kitchen is fitted with a range of high-gloss white wall and base units, complemented by sleek black worktops. Integrated appliances include an electric oven with hob and extractor, while a stainless steel sink is positioned beneath a front-facing window. There is also space and plumbing for additional appliances. A breakfast bar provides a perfect space for casual dining or entertaining and opens seamlessly into the main living area.

The open-plan living space is generously proportioned and finished with stylish vinyl flooring, creating an ideal environment for family life. Sliding doors lead into a brick-built conservatory, a fantastic additional reception space enjoying dual-aspect views over the rear garden, flooding the room with natural light. Patio doors provide direct access outside.

To the first floor, the property offers three well-proportioned bedrooms and a modern family bathroom. Bedroom One is a spacious double overlooking the rear garden, while Bedroom Two is another generous double to the front, benefitting from ample natural light. Bedroom Three is a good-sized single room with useful storage cupboard, also positioned to the rear. All bedrooms feature newly fitted carpets.

The family bathroom is finished to a high standard with a modern white three-piece suite, including a panelled bath with mains shower over, wash hand basin, and low-level WC. The room is complemented by wall tiling, vinyl flooring, and an opaque front-facing window.

Externally, the rear garden is a great size and not overlooked, offering a lawned area, gravelled low-maintenance sections, a shed, and newly fenced boundaries provide privacy. A rear gate provides access back to the front of the property.

Overall, this home presents an excellent opportunity to acquire a fully refurbished family home finished to a high standard throughout, including new flooring, a new boiler, recent rewiring, and new radiators—ready to move straight into with the added advantage of no onward chain.

## 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.

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9.00 am – 5.30 pm Monday - Thursday

9.00 am - 5.00 pm Friday

9.00 am – 2.00 pm Saturday

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.

## Making An Offer

As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

Property to Sell? Then why pay more?....

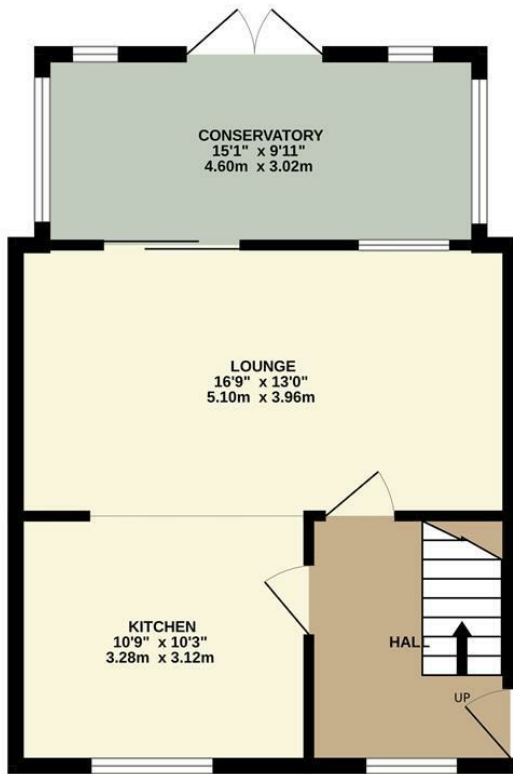
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## Disclaimer

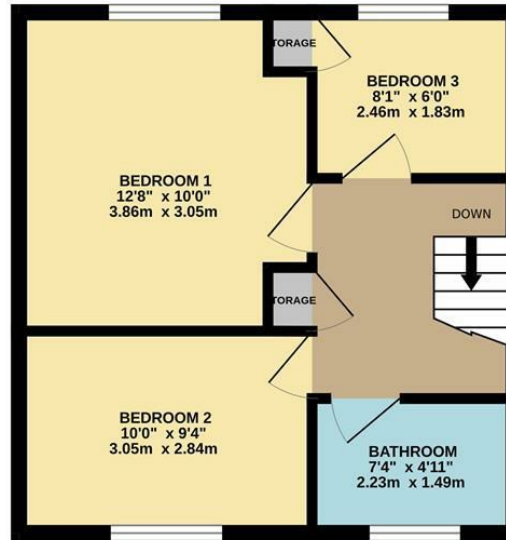
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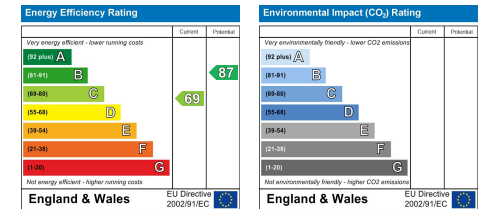
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

For Sat nav purposes please use the postcode DE11 9PA



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## COUNCIL TAX

Band: B

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.

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