87 Pennine Way
Swadlincote, DE11 9EY
Offers over £90,000

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properties

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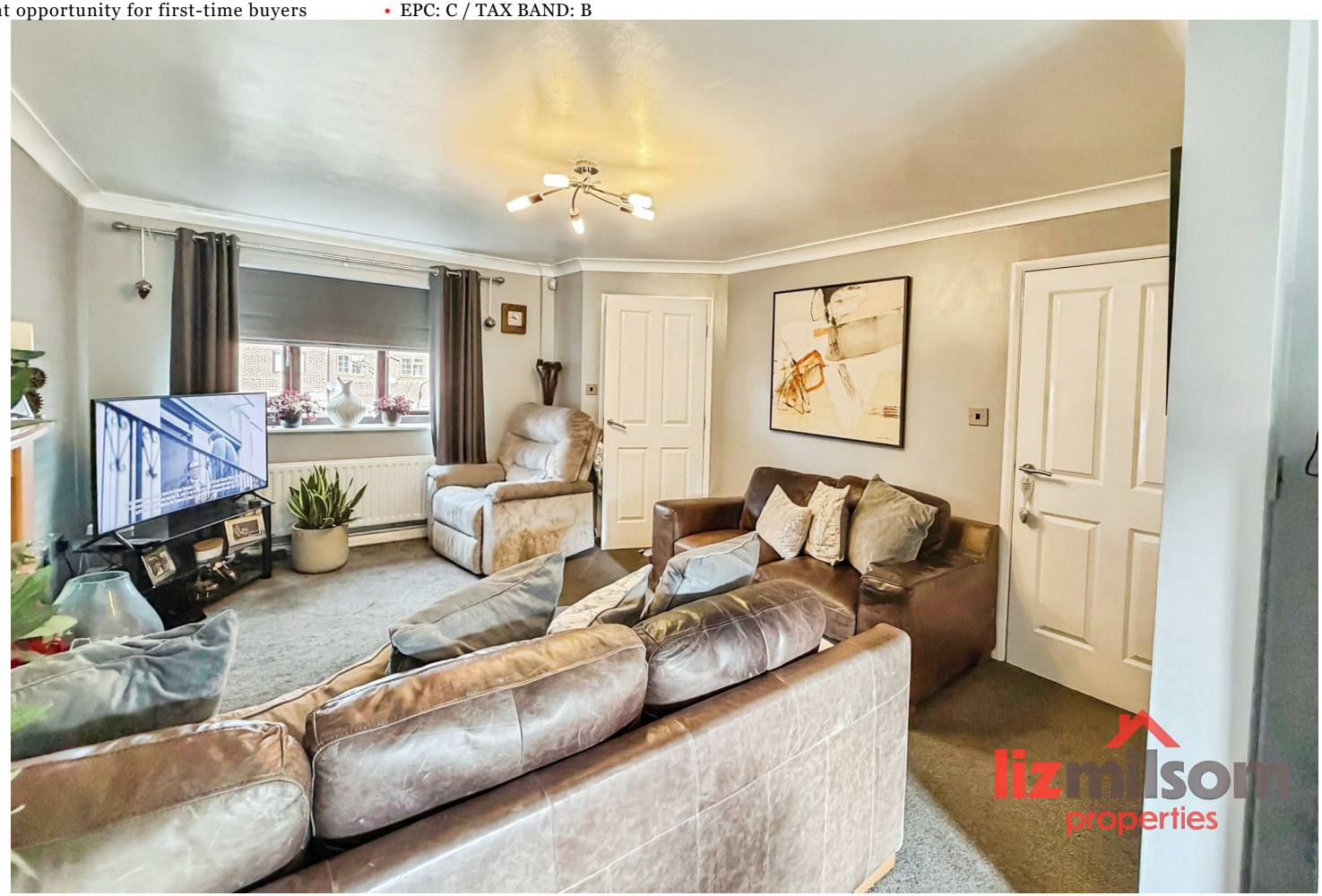
***** LIZ MILSOM PROPERTIES ***** are delighted to bring 87 Pennine Way to the market. A spacious three-bedroom terraced home available to purchase on a shared ownership basis, with a 50% share being offered for sale. Situated in a popular and convenient location in Swadlincote, the property provides well-proportioned accommodation ideal for first-time buyers, looking for an affordable route onto the property ladder. The accommodation comprises a generous lounge diner, modern fitted kitchen, three well-sized bedrooms and a family bathroom. Externally, the property benefits from driveway parking for one car and a good-sized, low-maintenance rear garden

- Spacious Three-bedroom terraced family home offered for a 50% share
- Driveway providing off-road parking for one vehicle
- Modern fitted kitchen
- Family bathroom with three-piece suite
- Excellent opportunity for first-time buyers
- Popular and convenient Swadlincote location
- Spacious lounge diner
- Two generous double bedrooms & generous third bedroom with versatile use
- Good-sized, low-maintenance private rear garden
- EPC: C / TAX BAND: B



Location
87 Pennine Way is situated in Swadlincote, being conveniently positioned for access to local amenities and everyday services. The property benefits from good road links to the surrounding towns and villages, while Swadlincote town centre is within easy reach, offering a range of shops, supermarkets, cafés, restaurants and other facilities. The area also provides access to local schools, parks and recreational facilities, with nearby road connections providing convenient travel towards Burton upon Trent, Ashby-de-la-Zouch and the wider East Midlands.

Overview
Offered for sale, 87 Pennine Way presents an excellent opportunity to acquire a spacious three-bedroom terraced home in a popular and convenient Swadlincote location. The property offers well-proportioned accommodation throughout, a good-sized low-maintenance rear garden and driveway parking to the front.

To the front, a driveway provides off-road parking for one vehicle, with steps leading up to the front entrance.

Upon entering, the welcoming entrance hall provides access to the main living accommodation and features carpeted stairs rising to the first floor. A door leads into the spacious lounge diner, which provides an excellent social and family space.

The lounge area is positioned to the front of the property and benefits from a window overlooking the front aspect, carpeted flooring and a radiator. A useful understairs storage cupboard provides additional practical storage, while the feature fireplace creates an attractive focal point and adds character to the room.

Located to the rear, the dining area is filled with plenty of natural light and offers ample space for a dining table and freestanding furniture. Patio doors provide a pleasant outlook and open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

The kitchen is accessed from the dining area and is fitted with a range of modern wall and floor-mounted units with complementary work surfaces. Integrated appliances include an oven and hob, while a drainer sink is positioned beneath a window overlooking the rear garden. The boiler, replaced in 2025, is also located within the kitchen, with further space and plumbing available for additional appliances.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The landing benefits from carpeted flooring, a feature glass balustrade and a loft hatch providing access to the loft space, which benefits from lighting and has been boarded, offering useful additional storage.

Bedroom One is a generous double bedroom with ample space for freestanding furniture and a window overlooking the rear garden.

Bedroom Two is another excellent-sized double bedroom, featuring a window overlooking the front elevation and ample space for freestanding furniture.

Bedroom Three is a generous single bedroom with a window overlooking the front aspect, making it an ideal bedroom, home office or dressing room depending on the buyer's requirements.

The family bathroom completes the first-floor accommodation and features a three-piece suite comprising a panelled bath with shower over and shower screen, low-level WC and vanity wash hand basin with useful integrated storage. The room is finished with tiled walls and benefits from an opaque window overlooking the rear aspect.

Outside, the rear garden is a great size and has been designed with low maintenance in mind. A decked area provides an ideal space for outdoor seating, while steps lead up to an artificial lawned area and a further low-maintenance gravelled section. Fenced boundaries provide privacy and create a pleasant outdoor space for relaxing and entertaining.

Overall, 87 Pennine Way is a fantastic opportunity to secure a spacious three-bedroom family home, situated in a popular and convenient Swadlincote location.

Shared Ownership Information
87 Pennine Way is offered under a 50% shared ownership scheme, which means you purchase and own a 50% equity share of the property, while a housing association or local council owns the remaining 50%. You would typically obtain a mortgage and pay a deposit (usually around 5% to 10%) based only on the value of your 50% share, rather than the full market value of the property. You would then pay a monthly rent to the landlord for the 50% share they own, which for this property is £601.39 per month which includes the service charge of £25.80. Over time, you have the option to purchase additional shares in the property through a process known as staircasing, allowing you to increase your ownership and potentially own 100% of the property if you choose. The property is leasehold, with an original 99-year lease, of which approximately 93 years remain.

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.

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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.

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AML for Purchasers
ANTI MONEY LAUNDERING REGULATIONS - : In accordance with current Anti-Money Laundering (AML) Regulations, once an offer has been accepted, all prospective purchasers will be required to provide proof of identity and address before solicitors can be instructed. This will typically include a valid passport or photocard driving licence together with a recent utility bill or bank statement. *Purchasers will also be required to complete an electronic AML verification. This process must be completed before the transaction can proceed.

*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

Tenure
Leasehold - 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.

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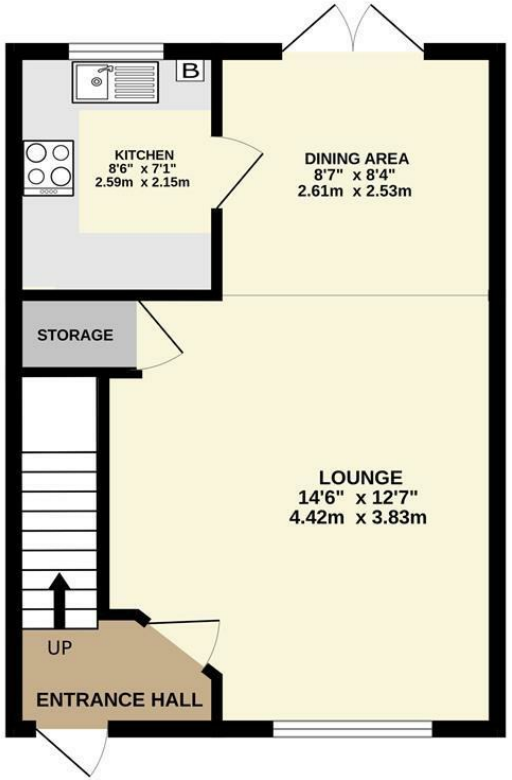
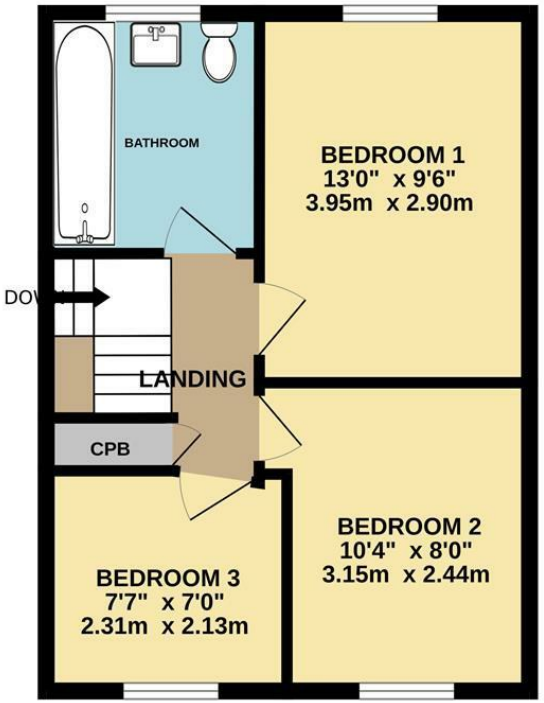
Directions

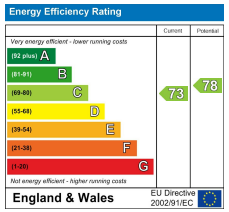
For sat nav purposes use the postcode DE11 9EY

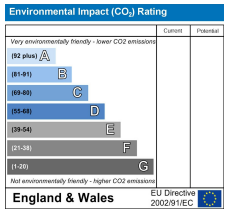
GROUND FLOOR



1ST FLOOR







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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COUNCIL TAX

Band:
The vendor informs us that the property is Leasehold - Share of 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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