



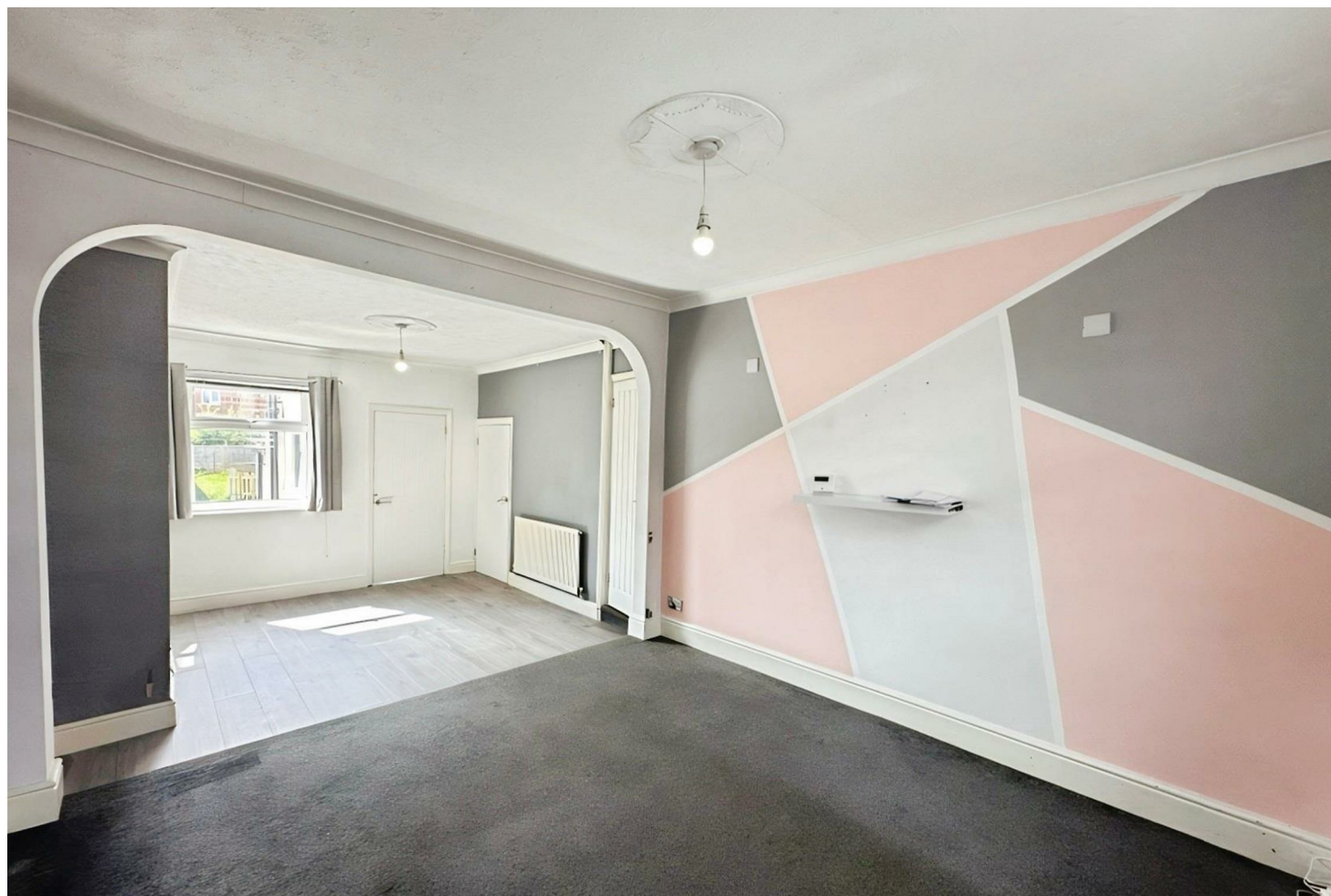
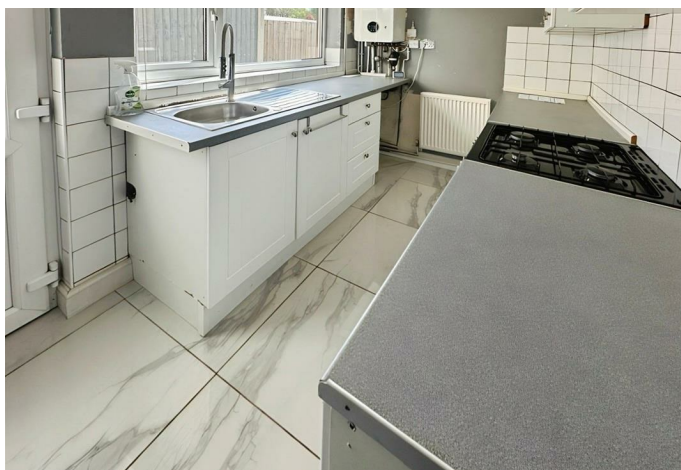
**72 Hastings Road
Swadlincote, DE11 9AJ
Reduced to £130,000**

lizmilsom
properties

72 Hastings Road, Swadlincote, DE11 9AJ

**** LIZ MILSOM PROPERTIES LTD - MOTIVATED SELLER **** are delighted to bring to the market this MID-TERRACED property. Ideal for for FIRST TIME BUYERS, Investors or couples looking to downsize and offered with NO UPWARD CHAIN. The property briefly comprises; Reception Hallway, Front Reception Room with open plan Diner and rear Kitchen. To the First Floor there are two DOUBLE Bedrooms and a modern three piece Family Bathroom. The property benefits from having gas central heating, PVCu double glazing and an enclosed rear garden. On road parking. HURRY TO VIEW - EPC Rating "D"/Council Tax Band "A".

- Traditional Two-Bed Mid Terrace
- Spacious Lounge/Diner
- Two Double Bedrooms
- Great Sized Rear Garden
- Council Tax Band "A"
- Reception Hallway
- Kitchen
- First Floor Family Bathroom
- Close to Amenities
- NO UPWARD CHAIN



Location

Situated in a quiet residential area, the property is within walking distance of Swadlincote town centre, where there are a wide range of retail and leisure facilities.

Overview - Ground Floor

Upon entering the property, you are welcomed into a bright and inviting entrance hallway with stairs rising to the first-floor accommodation. Leading off the hallway is a generously proportioned living room offering an ideal space for relaxation and everyday family living, which in turn opens through to the dining room — perfect for both formal dining and entertaining guests.

The accommodation continues through to the galley-style kitchen, which is fitted with a range of matching base and wall-mounted units with complementary work surfaces over. There is ample space for a variety of freestanding appliances, along with a single drainer sink unit and practical preparation areas. A rear door provides convenient access to the enclosed rear garden, creating an easy flow between indoor and outdoor living spaces.

Overview - First Floor

To the first floor, the property offers two well-proportioned bedrooms, both providing comfortable accommodation with ample space for a range of bedroom furniture, making them ideal for couples, small families or those working from home.

Completing the upstairs accommodation is a spacious family bathroom, fitted with a modern white suite comprising a shower-bath hybrid with shower over, low-level WC and wash hand basin. The room is further enhanced by a heated towel rail and offers both practicality and comfort for everyday living.

Reception Hallway

Spacious Lounge/Diner

22'1 x 11'1 (6.73m x 3.38m)

Kitchen

10'8 x 6'7 (3.25m x 2.01m)

Stairs to First Floor & Landing

Bedroom One

14'1 x 10'9 (4.29m x 3.28m)

Bedroom Two

11'0 x 6'7 (3.35m x 2.01m)

First Floor Bathroom

10'8 x 6'7 (3.25m x 2.01m)

Outside - Overview

Externally, the property enjoys a surprisingly generous rear garden, offering an excellent outdoor space ideal for both relaxation and entertaining. The garden features a paved patio seating area, perfect for al fresco dining and summer gatherings, together with a combination of low-maintenance astro turf and natural lawn providing an attractive and versatile setting for families and keen gardeners alike.

In addition, the property benefits from useful connecting storage areas, offering practical space for garden equipment, bicycles or general household storage, further enhancing the functionality of this appealing outdoor space.

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 – 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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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.

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?....

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 – offering straight forward honest advice and extremely competitive fees.

Measurements

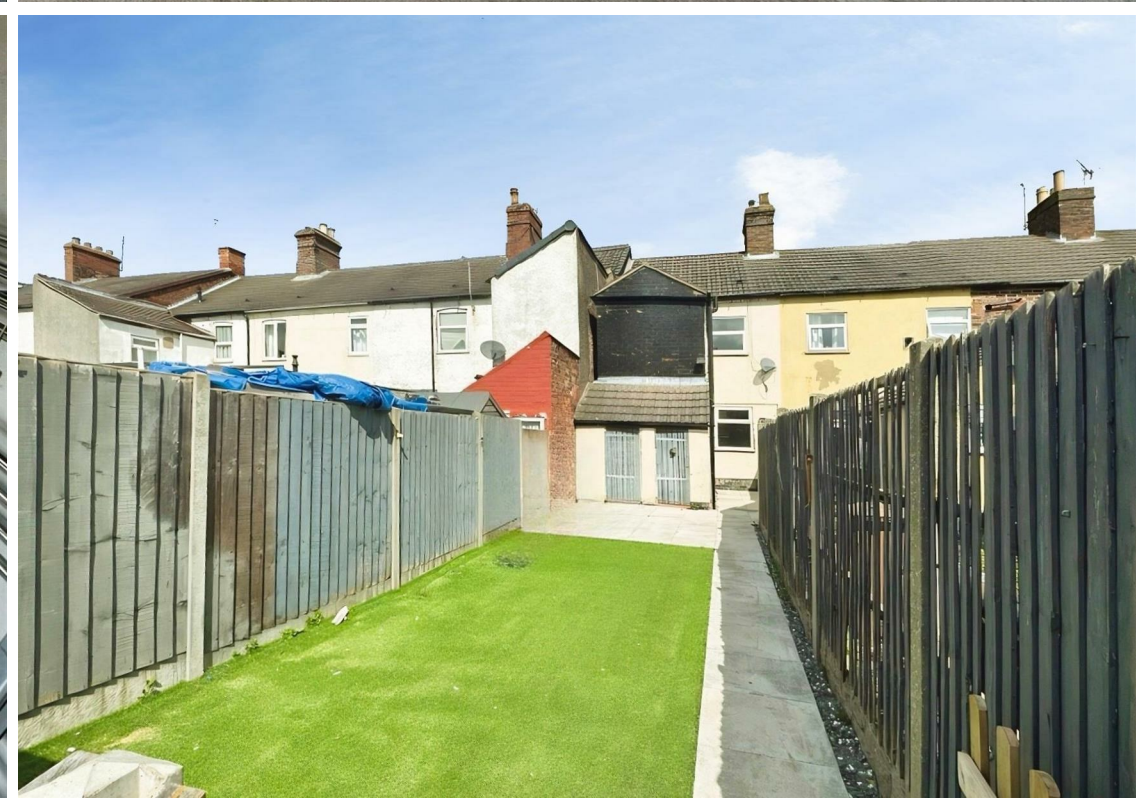
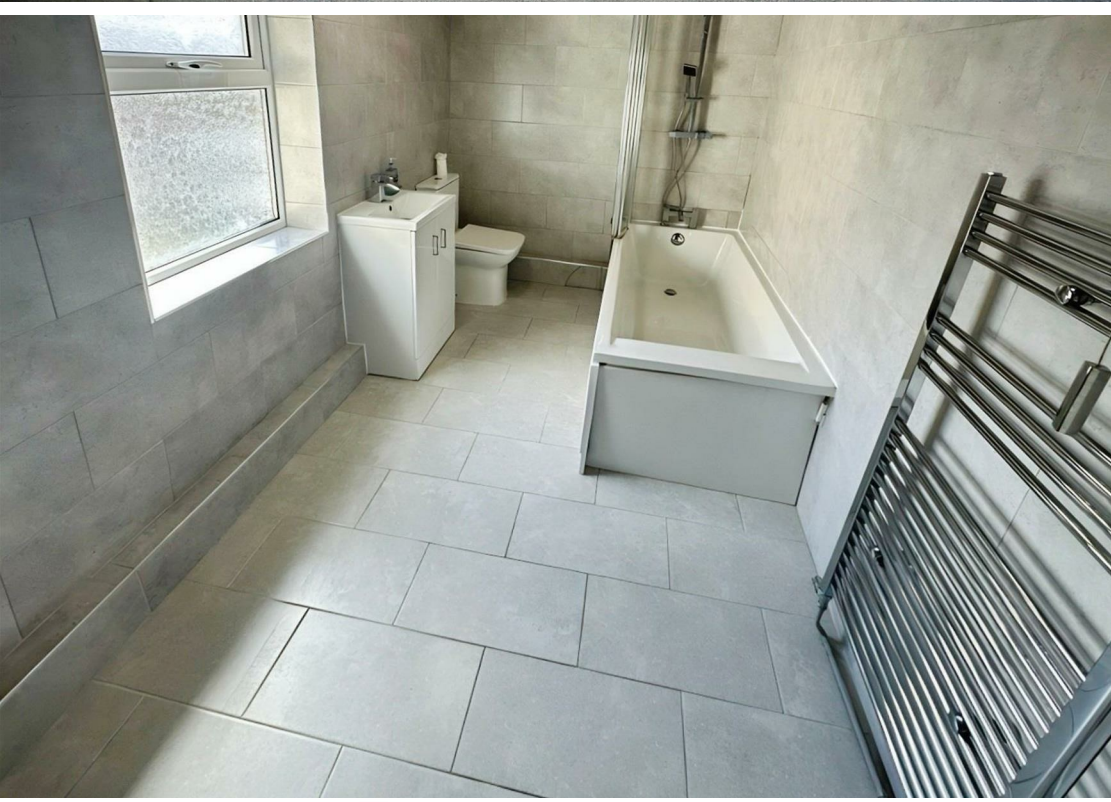
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

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.

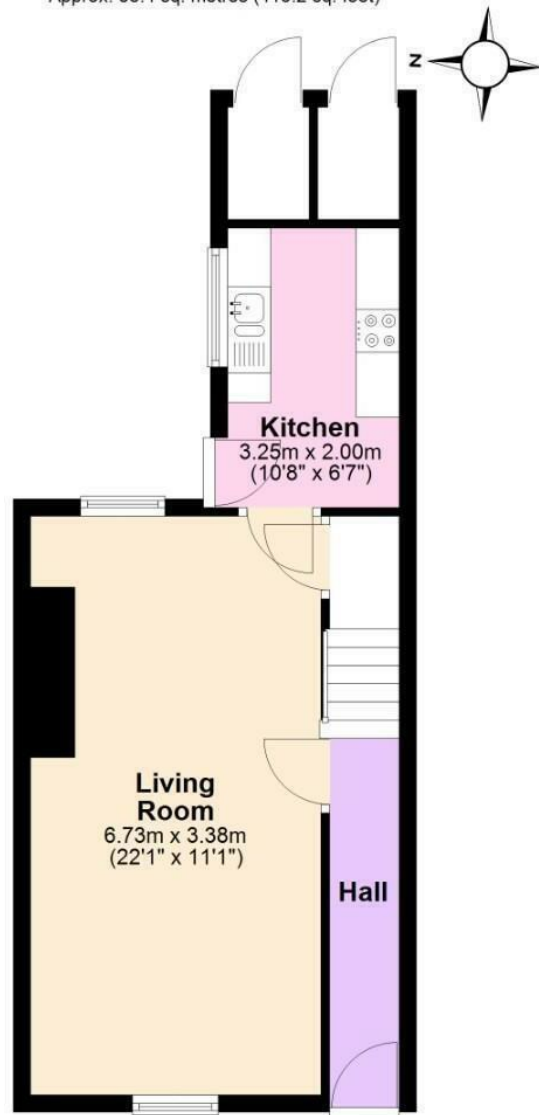
Tenure

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.



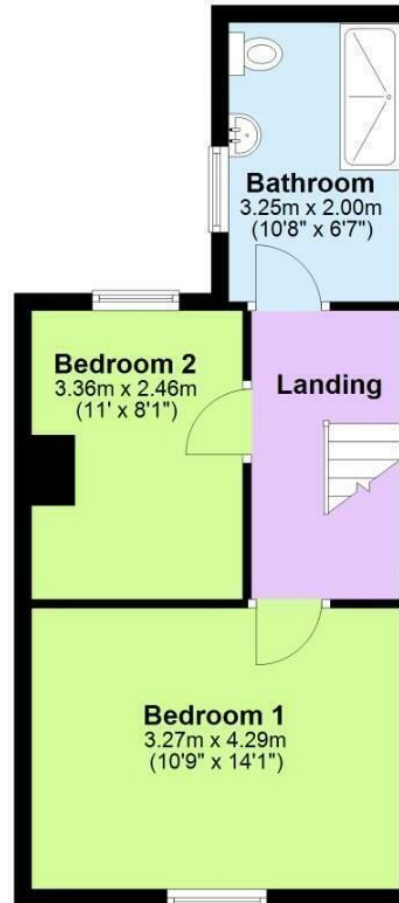
Ground Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



First Floor

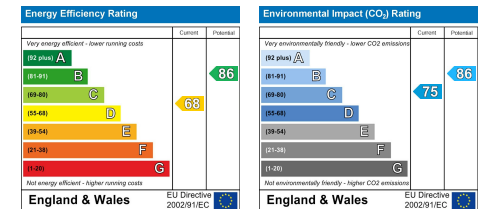
Approx. 35.6 sq. metres (383.0 sq. feet)



Total area: approx. 74.0 sq. metres (796.2 sq. feet)

Directions

For SatNav purposes please follow DE11 9AJ



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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

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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