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101 Park Road
Swadlincote, DE11 0TX
£105,000

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 101 Park Road to the market. 101 Park Road is a two-bedroom mid-terrace home offered to the market with no upward chain, presenting an excellent opportunity for investors, first-time buyers or those seeking a renovation project. The property offers generous internal accommodation arranged over two floors, including a lounge, separate dining room, kitchen with utility area, and a ground floor shower room. To the first floor are two well-proportioned double bedrooms, with the rear bedroom benefiting from views over the garden and the front bedroom enjoying pleasant outlooks towards surrounding greenery. Externally, the property features a low-maintenance courtyard area leading onto a larger rear garden with outbuildings, offering excellent potential for improvement and further enhancement. EPC: D / TAX BAND: A Call the office today to arrange your viewing

- Two double bedroom mid-terrace home offered with no upward chain
- Separate dining room
- Useful utility area with storage and appliance space
- Two generously sized double bedrooms
- Excellent investment or refurbishment opportunity
- Spacious lounge with front aspect window
- Kitchen
- Ground floor shower room
- Generous rear garden with patio and established shrubs with additional courtyard
- EPC: D / TAX BAND: A



Location

Situated in the popular area of Newhall, this property enjoys a convenient position close to a wide range of everyday amenities, including local shops, supermarkets, healthcare facilities, cafés and leisure amenities. The area is well served by a selection of primary and secondary schools, making it particularly attractive to families. Excellent road links via the A444, A511, A38 and nearby A42/M42 provide straightforward access to Burton upon Trent, Swadlincote, Derby, Leicester and Birmingham, while regular public transport services connect the surrounding towns and villages. Residents can also enjoy nearby parks, recreational facilities and open countryside walks, offering an excellent balance of convenience and outdoor living.

Additional Notes

Please note Probate is awaited currently for this property.

Overview

Offered to the market with no upward chain, this two-bedroom mid-terrace property presents an excellent investment opportunity or project for buyers looking to add value.

To the front, the property benefits from on-street parking, whilst a side alleyway provides access to the rear garden.

Upon entering the property, you are welcomed into the lounge, positioned to the front aspect and enjoying plenty of natural light from a large front-facing window. The room also benefits from a radiator and a useful understairs storage cupboard, with a door leading through to the dining room.

The dining room overlooks the rear aspect and features tiled flooring, a radiator and a window providing views of the garden. Doors lead to the first-floor staircase and through to the kitchen.

The kitchen is fitted with a range of wall and base units complemented by rolled-edge worktops and tiled flooring. A drainer sink is positioned beneath a window overlooking the side aspect, whilst a side door provides access to the garden. A further door leads into the utility area, which offers useful built-in storage, space for appliances and a side-facing window.

Leading from the utility area is the ground floor shower room, fitted with a shower low-level WC, pedestal wash

hand basin and an opaque side-facing window.

To the first floor are two generously sized double bedrooms. Bedroom One is situated to the rear and benefits from a useful storage cupboard housing the boiler, a radiator and a window overlooking the rear garden. Bedroom Two is another spacious double room featuring carpeted flooring, a radiator and two windows to the front aspect, enjoying pleasant views towards the surrounding forestry.

Externally, the property boasts a generous rear garden. Immediately to the rear is a low-maintenance courtyard area with a useful outbuilding. Beyond this, a gate leads to the main garden, which offers a patio seating area, established shrubs, fenced boundaries and a further outbuilding. Please note that neighbouring properties have access rights across the rear of the garden.

Overall, this property offers excellent potential for investors, first-time buyers seeking a renovation project, or anyone looking to create a home tailored to their own tastes and requirements.

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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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.

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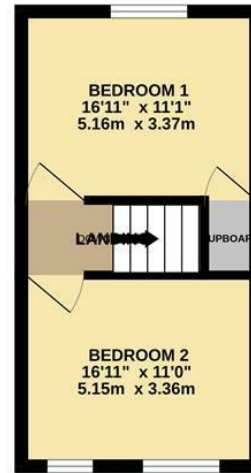
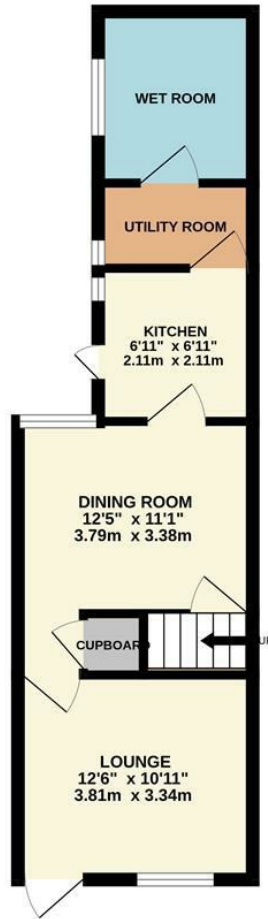
Disclaimer

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.



GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR
198 sq.ft. (18.4 sq.m.) approx.

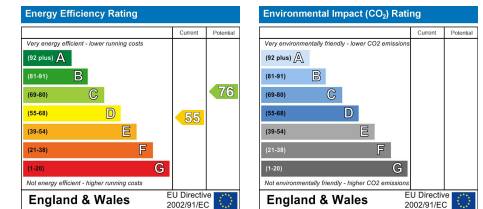


TOTAL FLOOR AREA: 514 sq.ft. (47.8 sq.m.) approx.

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.
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Directions

For sat nav purposes use the postcode DE11 0TX



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 Flying 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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