



The logo for lizmilsom properties, featuring a red house icon above the text 'lizmilsom' in a bold, black, sans-serif font, with 'properties' in a smaller, red, sans-serif font below it.

**151 Regent Street**  
**Swadlincote, DE11 9PH**  
**Offers over £200,000**

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## 151 Regent Street, Swadlincote, DE11 9PH

**\*\* OFFERS OVER £200,000 - PRICED TO SELL - NO UPWARD CHAIN\*\***

LIZ MILSOM PROPERTIES \*\*are delighted to present 151 Regent Street. A well-presented three bedroom detached home occupying a generous corner plot and offered with NO UPWARD CHAIN ! The property features a large front garden, spacious rear garden with secure off-road parking, modern fitted kitchen, bright and airy lounge with garden views, ground floor WC, three generous bedrooms and a modern family bathroom. Ideally suited for families or buyers seeking space, light and a fantastic outdoor setting. Tax Band: B / EPC: D . CALL TO ARRANGE YOUR VIEWING TODAY!

- Well-presented three bedroom detached home occupying a generous corner plot
- Modern fitted kitchen
- Useful ground floor WC
- Stylish, modern family bathroom
- Option for Further secure gated off-road parking space & off road parking space
- Offered for sale with no upward chain
- Spacious Lounge
- Three generous bedrooms
- Large rear garden
- **\*\* GUIDE PRICE - £210,000 - £219,950 \*\***



## Location

151 Regent Street occupies a prominent corner plot within the popular area of Church Gresley, offering a convenient and well-connected setting ideal for families and professionals alike. This home is within easy reach of Swadlincote town centre, providing a wide range of shops, supermarkets, cafés, leisure facilities and everyday services. Reputable primary and secondary schools are nearby, making the location particularly attractive to families. For commuters, the property is well positioned for access to major road networks including the A444, A511 and A38, offering straightforward routes to Burton upon Trent, Derby, Lichfield and the wider East Midlands. Public transport links are also readily available within walking distance. Surrounded by green spaces and countryside walks, yet conveniently located for modern living, this spacious three-bedroom detached home makes the perfect place to call home.

## Overview

A well-presented three bedroom detached home, occupying an impressive corner plot and offered to the market with the added benefit of no upward chain. This attractive property combines generous internal accommodation with excellent outdoor space, making it an ideal family home.

To the front, the property boasts a large lawned garden bordered by railings and complemented by well-established shrubs, creating a pleasant and welcoming approach. A pathway leads to the front entrance door, while a side gate provides access to the rear garden.

Upon entering, you are welcomed into a bright entrance hall, featuring a window to the side elevation allowing plenty of natural light. Carpeted stairs rise to the first floor, with doors leading to the fitted kitchen and spacious lounge.

The fitted kitchen, located to the front of the property, is equipped with modern wall and base units offering ample storage, complemented by worktops. Integrated appliances include an oven and hob, with a stainless steel drainer sink positioned beneath the front window. There is space and plumbing for additional appliances, along with tiled flooring and splashbacks.

The spacious lounge is situated to the rear and is a fantastic size, enjoying windows and sliding doors that overlook the rear garden, flooding the room with natural light. Off the lounge is a useful ground floor WC, fitted with a low-level

WC and concealed cistern wash hand basin, plus a frosted window to the side elevation.

To the first floor, there are three generously sized bedrooms.

Bedroom One is a spacious double located to the rear, benefiting from built-in mirrored wardrobes, a window overlooking the rear aspect, and carpeted flooring.

Bedroom Two is another excellent sized double to the front, with a window overlooking the front elevation and carpeted flooring.

Bedroom Three is ideal as a nursery, home office, or dressing room with view over the rear elevation and carpeted flooring.

The family bathroom is sleek and modern, fully tiled to both floor and walls, and fitted with a contemporary three-piece suite comprising a low-level WC, floating wash hand basin with storage, a panelled bath with shower and glass screen, and a chrome heated towel rail.

The rear garden is a great size, mainly laid to lawn with a pathway leading to a side gate and access to a shed. At the bottom of the garden is a block-paved area providing secure off-road parking behind gates, offering one private parking space.

Overall, this is a fantastic opportunity to secure a well-presented detached home on a generous plot, perfectly suited to families and buyers seeking space both inside and out.

## 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, Tuesday, Wednesday & Thursday

9.00 am - 5.00 pm Friday  
9.00 am – 2.00 pm Saturday  
Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

## 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

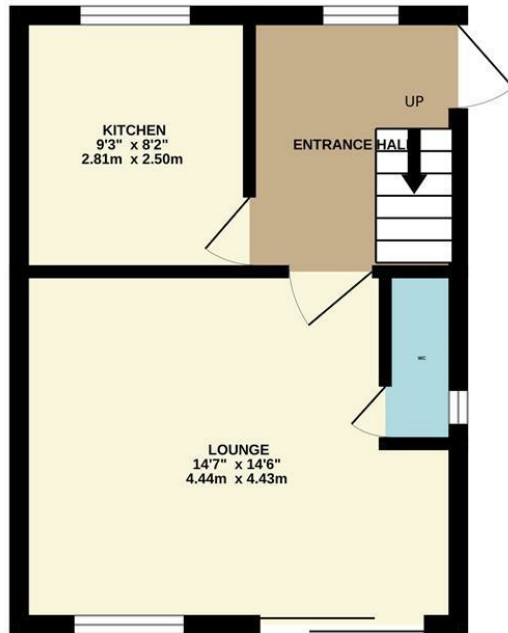
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We 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?....

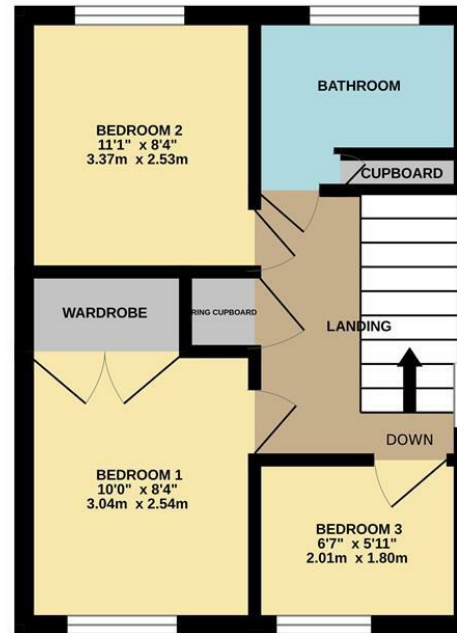
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GROUND FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



1ST FLOOR  
242 sq.ft. (22.5 sq.m.) approx.

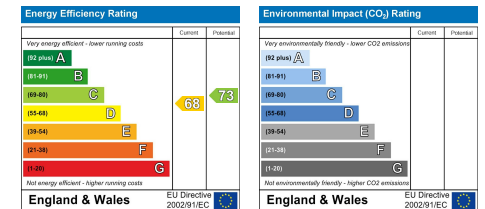


TOTAL FLOOR AREA: 484 sq.ft. (45.0 sq.m.) approx.

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 9PH



Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



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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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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your  
circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 4202

