



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.

**61 James Street**  
**Swadlincote, DE11 7NE**  
**Reduced to £169,950**

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## 61 James Street, Swadlincote, DE11 7NE

PRICE REDUCTION TO £169,950 – MOTIVATED SELLER – NO UPWARD CHAIN

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are delighted to offer this spacious and well-presented three double bedroom terraced home in the heart of Midway. Featuring two reception rooms, a breakfast kitchen with pantry, modern shower room, and a private rear garden with summerhouse and outbuildings. Full of character with original Minton tiled flooring, open fireplace, and new windows fitted throughout in Dec 2024. Ideal for first-time buyers, families or investors. Close to schools, amenities, and transport links.

EPC Rating E | Council Tax Band A

- 3 -Bedroom Mid-terrace Family Home
- NO UPWARD CHAIN
- Motivated seller
- Spacious Lounge
- Separate Dining Room
- Breakfast Kitchen
- Three DOUBLE Bedrooms
- Modern Shower Room
- Private Rear Garden
- Summerhouse with power



## Location

Midway is handy for local amenities and within walking distance to Swadlincote town centre and is well placed for the commuter with excellent road links via the nearby A511 to the towns of Burton on Trent, Ashby de la Zouch and Derby. Schools are close by including Belmont School and for secondary, Granville Academy, just on Burton Road., Woodville. The M42 is also easily accessible as is the A38 leading to Birmingham and Nottingham city centres. Local amenities include both Primary and Secondary schools within walking distance and there is a local bus route.

## Overview

Welcome to 61 James Street, Midway – a spacious and beautifully presented three double bedroom terraced home offering an abundance of character, generous living accommodation, and a stunning private rear garden. Ideally suited to first-time buyers, families, or investors, this delightful property has been thoughtfully maintained and enhanced by the current owners, including the installation of new windows throughout in December 2024.

To the front of the property, there is convenient on-street parking and a walled boundary enclosing a charming low-maintenance fore garden with a paved pathway leading to the front entrance gate and door. Upon entering, you are welcomed into a bright and characterful entrance hallway which boasts the original Minton tiled flooring, a beautiful period feature that sets the tone for the rest of the home. From the hallway, doors lead to two generously proportioned reception rooms.

The front lounge is a spacious and inviting room featuring a large walk-in bay window that floods the space with natural light, along with an open fireplace which adds warmth and traditional charm. The room is carpeted and includes a radiator, a useful understairs storage cupboard, and ample space for freestanding furniture, making it a perfect setting for relaxation or entertaining. The second reception room, currently used as a second sitting room, offers equally impressive dimensions and could be easily adapted for use as a dining room. It features a decorative electric fireplace with surround, carpeted flooring, radiator, central ceiling light, TV point, and a large window overlooking the delightful rear garden. A staircase from this room leads to the first-floor accommodation, and a door provides access to the kitchen.

The breakfast kitchen is well-appointed and impressively sized, fitted with a range of cream wall and base units, complementary worktops, and vinyl flooring. The kitchen houses the Ideal Standard boiler and includes a stainless steel sink and drainer positioned beneath a window with views to the side elevation. There is space for a freestanding cooker, room for a dining table, and a rear door leading directly to the garden. Off the kitchen is a highly practical pantry/utility area offering additional storage, plumbing and space for a fridge freezer and washing machine, as well as a frosted side window providing natural light.

Upstairs, the first floor offers three impressive double bedrooms and a modern shower room. Bedroom One is located at the front of the property and features a large window, carpeted flooring, and radiator. Bedroom Two, positioned at the rear, is another fantastic size double

room with a window overlooking the beautiful garden, carpeted flooring, radiator, and the added benefit of fitted wardrobes. Bedroom Three, also to the rear, is a bright and comfortable double room with a rear-facing window, carpet, and radiator. The modern shower room completes the first-floor accommodation and is fitted with a three-piece white suite including an electric shower cubicle, pedestal wash hand basin, and low-level WC. The room is finished with full tiling to walls and floor, a frosted window to the front elevation, and a chrome towel heater.

One of the standout features of this superb home is its large, private rear garden, which enjoys no shared access and is a true sanctuary for those who enjoy outdoor living. The garden begins with a paved patio area, perfect for al fresco dining in the warmer months. Beyond this, the space opens into a beautifully maintained garden with mature planting and colourful shrubs. There are two useful outbuildings including an outside WC and additional storage, ideal for tools and garden equipment. A central pathway leads to a charming water feature and further seating area, while a decorative archway reveals a lawned section and a decked area housing a summerhouse with electricity and power, along with a garden shed – both of which are included in the sale. Fully enclosed with fenced boundaries, the garden also benefits from a side gate providing access to the front.

This delightful home successfully blends period character with practical living and is located in a sought-after area of Midway, with excellent local amenities, schools, and transport links nearby. With its versatile layout, spacious interiors, and outstanding garden, 61 James Street offers an exceptional opportunity to secure a forever home or a sound investment.

Early viewing is highly recommended to appreciate the size, charm, and features on offer.

### Entrance Porch

2'9" x 2'7" (0.84m x 0.79m)

### Entrance Hall

12'7" x 2'9" (3.84m x 0.84m)

### Lounge

14'0" x 11'1" (4.27m x 3.38m)

### Reception Room Two

14'0" x 12'0" (4.27m x 3.68m)

### Kitchen

10'7" x 8'3" (3.23m x 2.54m)

### Pantry / Utility

5'8" x 5'4" (1.75m x 1.63m)

### Passage/Landing

18'6" x 2'7" (5.64m x 0.79m)

### Main Bedroom

11'10" m x 10'10" m (3.63 m x 3.32 m)

### Bedroom Two

12'5" x 11'11" (3.79m x 3.64)

### Bedroom Three

11'0" x 8'5" (3.36m x 2.57m)

### Shower Room

8'11" x 4'1" (2.72m x 1.25m)

### Alleyway

28'9" x 2'11" (8.77m x 0.91m)

Internal Measurements only

### 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 – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 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.

### 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  
569 sq.ft. (52.9 sq.m.) approx.

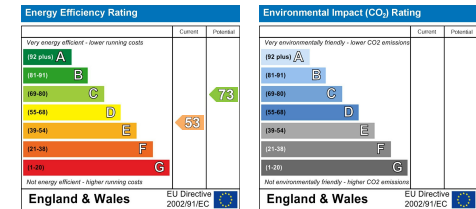
1ST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



## Directions

For Sat nav purposes use the postcode DE11 7NE

TOTAL FLOOR AREA: 1095 sq.ft. (101.7 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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## 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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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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