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**55 Westwood Park**  
**Swadlincote, DE11 0RS**  
**Reduced to £224,950**

## 55 Westwood Park, Swadlincote, DE11 0RS

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are delighted to bring 55 Westwood Park to the market. Offered to the market with no upward chain, this spacious three-bedroom semi-detached family home offers versatile accommodation throughout, ideal for growing families or buyers seeking flexible living space. Benefiting from generous reception areas, conservatory, utility room, detached garage/workshop, extensive off-road parking and a low-maintenance rear garden, this well-positioned property presents an excellent opportunity to create a fantastic family home. EPC: D / TAX BAND: C Call the office today to arrange a viewing !

- Three-bedroom semi-detached family home offered with no upward chain
- Spacious lounge with feature fireplace
- Fitted kitchen with integrated appliances & separate utility
- Separate dining room ideal for entertaining
- Bright conservatory overlooking the rear garden
- Ground floor third bedroom / additional reception room
- Generous bedroom with fitted wardrobes & office space/ dressing area
- Modern family bathroom
- Large driveway & Detached garage with power and lighting, ideal workshop space
- EPC: D / TAX BAND: C



## Location

Situated in the popular setting of Newhall, this property enjoys a convenient location with a range of local amenities close by, including shops, schools, cafés and everyday services. Swadlincote town centre is just a short distance away, offering a wider selection of retail, leisure and dining facilities. The area benefits from excellent transport links to surrounding towns and cities including Burton upon Trent, Derby and the A42/M42 road network, making it ideal for commuters. Nearby parks, countryside walks, further enhance the appeal of this well-connected location.

## Overview

Offered to the market with no upward chain, this spacious three-bedroom semi-detached home presents an excellent opportunity for families and buyers seeking generous living accommodation with versatile space throughout.

Set back from the road, the property benefits from a substantial driveway providing ample off-road parking, with secure gates leading to additional parking space and access to the detached garage.

Upon entering, you are welcomed into the entrance hallway, which leads directly into the spacious lounge diner. Positioned to the front of the property, the lounge is a fantastic size and enjoys plenty of natural light from the front-facing window, while a feature fireplace adds warmth and character. Doors lead through to the dining room, fitted kitchen, and inner hallway.

The fitted kitchen is located to the front of the property and enjoys dual aspect windows to the front and side elevations, creating a bright and airy feel. The kitchen is fitted with a range of matching wall and base units complemented by work surfaces and benefits from integrated appliances including a double oven, hob, extractor hood, dishwasher, and drainer sink, with additional space for further appliances. Tiled flooring and splashbacks complete the space.

The dining room provides an excellent entertaining area and benefits from a radiator and sliding doors leading into the conservatory. Constructed with a brick-built base, the conservatory is generously sized and filled with natural light thanks to dual aspect windows. Featuring tiled flooring and patio doors opening onto the rear garden, it creates an ideal additional reception space.

Leading from the lounge is an inner hallway offering a useful storage cupboard, staircase to the first floor, and access to Bedroom Three and the separate utility room.

Bedroom Three offers excellent versatility, whether used as a bedroom, home office, or additional reception room. The room also benefits from fitted wardrobes and an internal window.

The utility room features tiled flooring, rolled-edge work surfaces, plumbing and space for appliances, a side-facing window, and a door providing access to the side driveway.

To the first floor, there are two further bedrooms and the family bathroom.

Bedroom One is an impressive double bedroom positioned to the front of the property, benefitting from fitted wardrobes and drawers, a front-facing window, loft access, and access to additional storage space which could serve as a dressing area or home office space (restricted head height). A further storage area houses the boiler.

Bedroom Two is another generous room positioned to the front aspect with a large window allowing plenty of natural light.

The family bathroom completes the accommodation and comprises a three-piece suite including a corner bath with shower over and shower screen, low-level WC, pedestal wash hand basin, tiled flooring, tiled splashbacks, and an opaque side window.

Externally, the rear garden has been designed for low maintenance and features a large patio area, gravelled sections, and enclosed walled and fenced boundaries providing privacy. The garden also gives access to the detached garage, which benefits from power, lighting, an up-and-over garage door, front access door, and side windows, making it ideal as a workshop or additional storage space.

Overall, this spacious and versatile family home offers excellent potential, generous accommodation throughout, and the added advantage of being offered with no upward chain.

## 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.

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9.00 am - 5.00 pm Friday

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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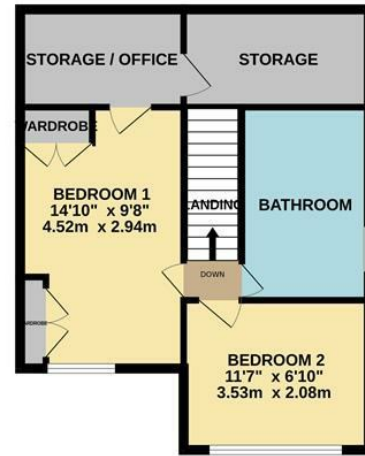
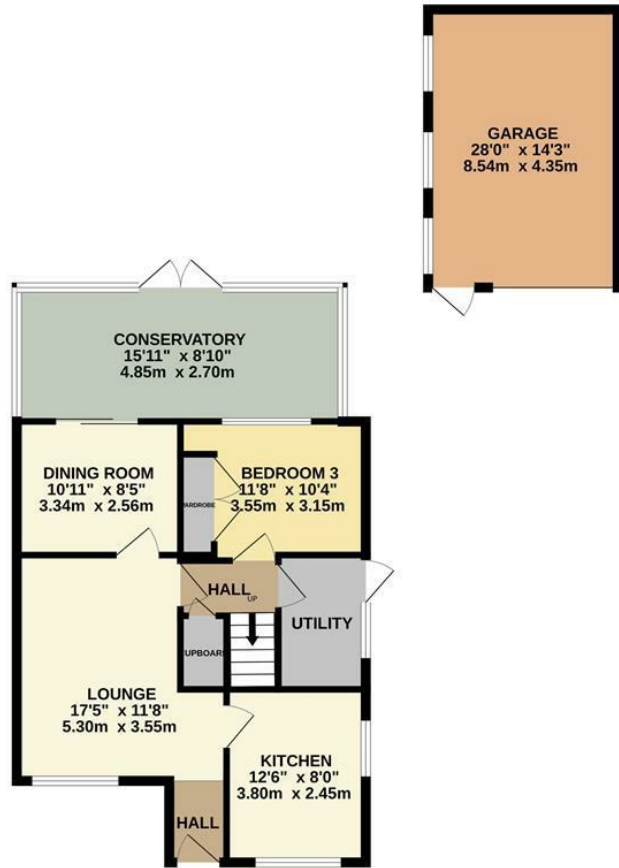
## Disclaimer

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.

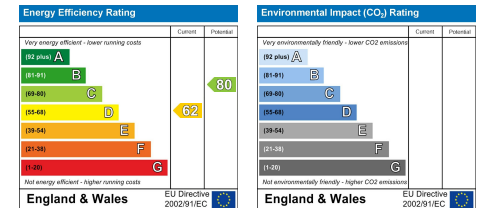


# Directions

For sat nav purposes use the postcode DE11 0RS



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: C

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

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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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