9 Majestic Place, Swadlincote, DE11 9BA
£137,272

Seabrook House, Dinmore Grange, Hartshorne,
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** LIZ MILSOM PROPERTIES ** i n conjunction with IAMSOLD AUCTIONS are delighted to market this THREE STOREY SEMI-DETACHED Home located in the heart of Swadlincote, OFFERED WITH NO UPWARD CHAIN

** AUCTION LIVE & OPEN - Auction Dates from Monday 19 October 2026 to Close on Monday 2 November at 1.00 pm Book you viewing appointment TODAY!!

NOTE : This property is for sale by MODERN METHOD OF AUCTION powered by IAMSOLD Ltd- Starting Bid £137,272 plus Reservation Fee - Please refer to the 'Auctioneers Comments below

Location
The property is located close to the centre of Swadlincote, Alexandra Road is an established residential area with easy access to the town. Swadlincote is well placed for the commuter with excellent road links leading to Burton upon Trent, Ashby de la Zouch, Tamworth and Derby with the major A-roads of the A444, A511 and A38. The M42 is also easily accessible which in turn leads to the major cities. Swadlincote town itself, which is within easy walking distance, has a good range of facilities including the Greenbank Leisure Centre, eateries, Cinema, a variety of supermarkets and shopping facilities. Doctors Surgery and Health Centre and the bus station is central, close to the Library. Schools are within easy travelling distance both primary and the local Academy.

Ground Floor - Overview
The property welcomes you through a UPVc front entrance door, leading directly into the Reception Hallway. From there, you're greeted by the spacious Lounge, which overlooks the front elevation and features laminated flooring, two centre light points, radiator, and TV point and useful understairs storage cupboard. Adjacent to the Lounge is the convenient Cloaks/WC, offering a two-piece suite comprising a low-level WC and wash hand basin. Moving further, you'll find the fitted Kitchen/Diner situated at the rear elevation, featuring both a window and a door leading out to the rear garden and patio area. The kitchen is well-equipped with appliances and boasts vinyl flooring, making it both functional and stylish.

First Floor - Overview
Ascending the stairs, you reach the first floor landing area, from which all accommodations branch off. Towards the rear of the property, you'll find a generously-sized DOUBLE Bedroom, featuring a window offering views of the garden, carpeted flooring, centre light point, fitted triple robes, radiator and a TV point. Another DOUBLE Bedroom awaits, overlooking the front elevation and equipped with triple robes which are to be included in the sale. This bedroom also features carpeted flooring, a centre light point, and a radiator. Completing the first floor accommodation is the Family Bathroom, housing a three-piece suite with a mains shower over the bath. The bathroom has vinyl flooring, spotlights for ambient lighting, and a radiator for comfort.

- Three-story SEMI-DETACHED HOME offered with NO UPWARD CHAIN
- Reception Hallway
- Spacious Lounge
- Modern Fitted Kitchen/Diner
- Ground Floor Cloaks/WC
- Two DOUBLE Bedrooms
- Family Bathroom
- Master Suite with Ensuite
- Allocated OFF ROAD PARKING
- EPC: C / TAX BAND: A

Second Floor - Overview
To the second floor is the Master Bedroom Suite, a spacious DOUBLE Bedroom offering panoramic views over Swadlincote and beyond through its front-facing window. The bedroom boasts carpeted flooring, a radiator and double wardrobe which is to be included in the sale. Adjacent to the Master Bedroom is the En-suite Shower Room, featuring a three-piece suite, vinyl flooring for practicality, a towel heater for added comfort, and a central light point for illumination. This suite provides a private retreat within the home, offering convenience and luxury.

Reception Hallway

Spacious Lounge
16'10 x 10'8 (5.13m x 3.25m)

Ground Floor Cloaks/WC

Fitted Kitchen/Diner
13'6 x 9'8 (4.11m x 2.95m)

Stairs to First Floor & Landing

Bedroom Two
13'6 x 9'2 (4.11m x 2.79m)

Bedroom Three
10'8 x 7'4 (3.25m x 2.24m)

Family Bathroom
7'4 x 6'10 (2.24m x 2.08m)

Stairs to Second Floor

Master Bedroom
13'2 x 10'4 (4.01m x 3.15m)

En-Suite Shower Room
7'8 x 5'0 (2.34m x 1.52m)

Outside - Front Overview
To the front elevation of the property, you'll find a block-paved OFF ROAD PARKING area designated for two vehicles, ensuring convenient parking for residents. Additionally, there is side access leading to the rear garden.

Outside - Rear Overview
The rear garden and patio area are accessible either through the side wooden gate or directly from the Kitchen Diner, offering convenient entry points for outdoor enjoyment. With its low-maintenance design, the garden provides an ideal space for relaxation and entertainment without the hassle of regular upkeep. The sale includes the garden shed, adding storage convenience for outdoor equipment and tools. Fully enclosed by fence panelled boundaries adorned with established shrubs and trees, the garden offers both privacy and a pleasant ambiance for outdoor activities and gatherings.

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 COMPETITVE 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

CALL THE MULTI-AWARD WINNING AGENT TODAY

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.

Auctioneer Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (IAmSold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. This property has a Buyer Information Pack (Currently awaited) which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by IAmSold.

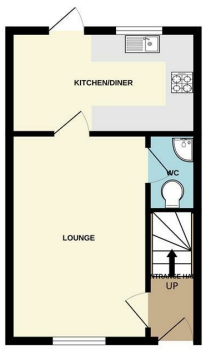
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

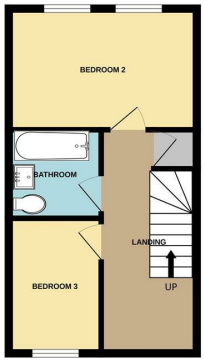
Directions

For Directional Purposes follow SatNav DE11 9BA

GROUND FLOOR



1ST FLOOR



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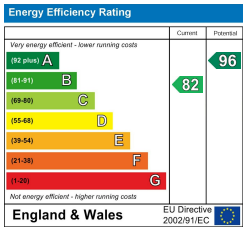

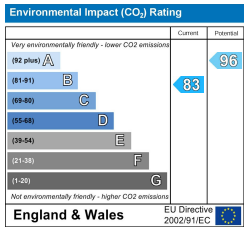

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 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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