



**55 Swadlincote Road
Swadlincote, DE11 8DE
£145,000**

lizmilsom
properties

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A well presented two double bedroom end terraced house, massive benefit of rear OFF STREET PARKING! Two reception rooms, hallway, first floor three piece bathroom suite in white, front forecourt garden and delightful rear garden, being sold with NO UPWARD CHAIN. The property benefits from gas central heating and double glazing. EPC rating D - Council Tax Band A. Not to be missed. VIEW EARLY

- Attention first time buyers
- Offered with no upward chain
- 2 Reception Rooms
- First floor bathroom
- Delightful rear garden
- A 2 double bedoomed end terrace
- Benefitiing from rear off road parking
- Fitted Kitchen
- Gas central heating & double glazing
- Viewing highly recommended



The accommodation

Hallway

3'1" x 15'8" (0.94 x 4.78)

UPVC double glazed door. Radiator, under stair storage, ceiling rose, coving, doors to the lounge and dining room.

Lounge

10'2" x 12'4" (3.12 x 3.76)

Located to the front of the property, double glazed uPVC window, radiator, exposed floorboards, coving and decorative fireplace with wooden feature surround.

Separate Dining Room

13'5" x 11'3" (4.11 x 3.45)

A great room for entertaining family and friends. Double glazed uPVC window facing the rear. Radiator, ceiling rose, coving, decorative fireplace with wooden feature surround, doors to the stairs and kitchen.

Fitted Kitchen

6'9" x 10'0" (2.08 x 3.05)

Having a excellent range of high gloss wall and floor mounted units, ample work surface areas and inset stainless steel circular sink with mixer tap and drainer, attractive tiling to walls space for freestanding gas cooker, space for washing machine and fridge. UPVC double glazed door, opening on to the rear yard. Double glazed uPVC window facing the side. Heated towel rail, tiled flooring.

First Floor and Landing

Ceiling rose, coving, loft access, doors off to both double bedrooms and bathroom.

Double Bedroom One

13'6" x 12'4" (4.14 x 3.76)

Double glazed uPVC window facing the front. Radiator, built-in wardrobes either side of a chimney breast, ceiling rose, coving. Our client currently used this room as a gym.

Double Bedroom Two

10'2" x 11'3" (3.12 x 3.45)

A great sized double bedroom, Double glazed uPVC window facing Radiator, a built-in wardrobe, ceiling rose, coving.

First Floor Bathroom

7'1" x 10'0" (2.16 x 3.07)

A generous sized bathroom, radiator and heated towel rail, tiled splashbacks. Low level WC, panelled bath, shower over bath, pedestal sink, extractor fan.

Outside

The property front onto Swadlincote Road. To the left hand side of the property there is a shared driveway which leads to the rear of the properties, where there is OFF ROAD PARKING for No 55. There are also double timber gates leading to further ADDITIONAL OFF ROAD PARKING, which in turn leads to the rear garden. This is lawned with raised flower borders and a patio area. There is pedestrian right of access to take the refuse bins. Further rear yard leading to the back door and property.

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.

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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Available:

9.00 am - 5.30 pm Monday to Thursday 9.00 am - 5.30pm
9.00 am - 5.00 pm Friday
9.00 am - 2.00 pm Saturday
Closed - Sunday

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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?....

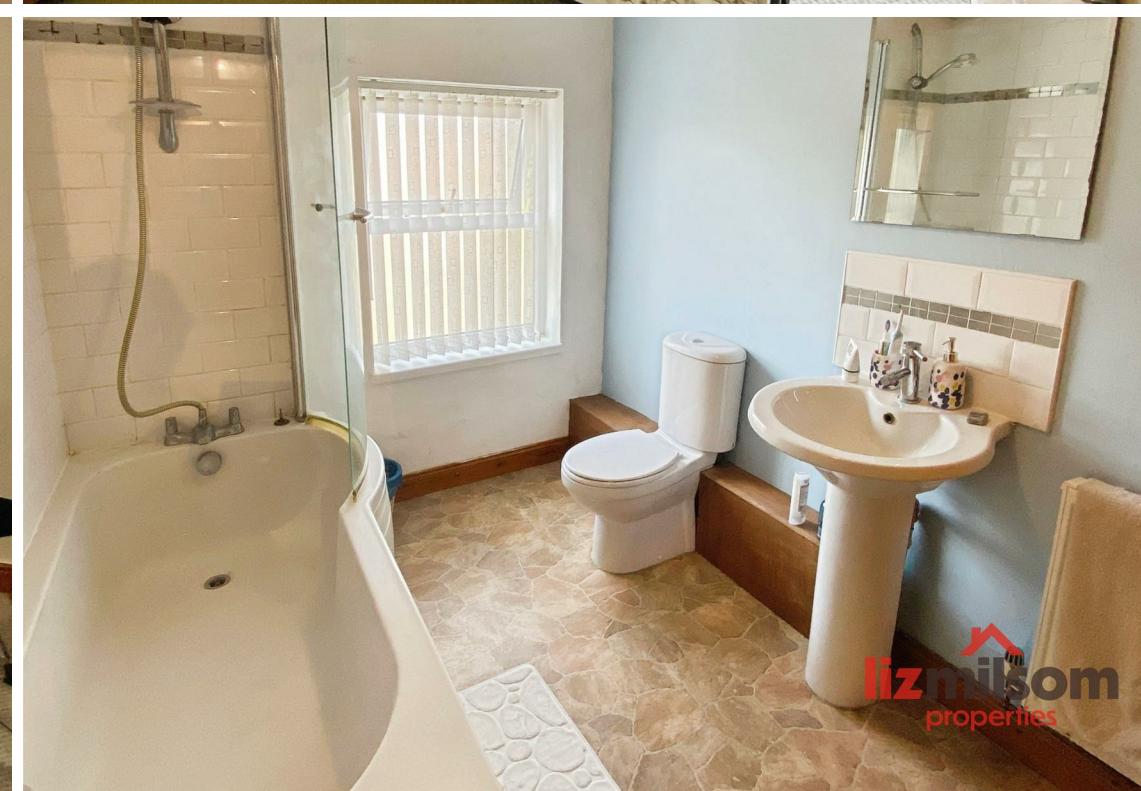
At Liz Milsom Properties, we provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. Put your trust in us, we have a proven track record of success – offering straight forward honest advice and extremely competitive fees.

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.

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 DE11 8DE

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

Directors: E M Milsom G T Milsom

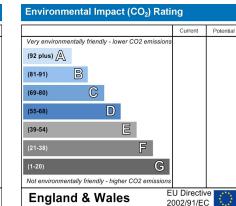
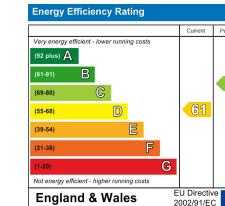


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COUNCIL TAX

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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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

