2 Swing Bridge Wharf
Swadlincote, DE12 6BF
Reduced to £299,950

lizmilsom properties

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Do you love Moira, if so, then this home is just waiting for you! Nestled in a desirable location with picturesque views over Moira Canal, this beautifully arranged three bedroom home offers spacious and versatile accommodation set across three floors, perfect for modern family living, with a delightful rear garden and ample parking. Perfect stylish home making it a rare opportunity for a wide range of buyers. Hurry to view !

- Fabulous family home
- Arranged over three floors with 'Hive'
- Top floor Principle bedroom with En Suite
- Private enclosed rear garden
- Close to National Forest walks and Moira Furnace
- Beautiful views over Moira canal
- Open-plan kitchen, living and dining area
- Two further bedrooms, family bathroom
- Driveway offers ample off road parking
- EPC: B rating / Council Tax North West Leics : C

Location
Swing Bridge Wharf is situated in the sought-after village of Moira, on the edge of the National Forest, offering a pleasant blend of countryside surroundings and convenient access to local amenities. Moira Furnace, North West Leicestershire's hidden gems, comprising a Museum of iron making and social history, a 36 acre site, a vintage 100+-year-old narrowboat for trips along the canal, fishing along its banks, woodlands for exploring, and a great place for a picnic, and all with free parking. The village provides a range of everyday facilities including shops, cafés, pubs, schools and recreational amenities, while nearby Donisthorpe, Ashby-de-la-Zouch and Swadlincote provide further shopping, dining and leisure options. The property is also well placed for access to the A42, providing excellent road links towards Birmingham, Nottingham and the wider Midlands, with East Midlands Airport readily accessible for national and international travel. The surrounding National Forest and nearby country parks provide a wealth of opportunities for walking, cycling and outdoor pursuits.

Overview
A beautifully presented three-bedroom semi-detached home, ideally situated alongside a picturesque canal and within easy reach of scenic National Forest walks, Moira Furnace and a range of local amenities.

Arranged over three floors, this attractive home offers well-proportioned and versatile living accommodation, making it an ideal choice for families, first-time buyers or those looking for a home in a peaceful yet convenient setting.

The ground floor features a bright and spacious open-plan kitchen, living and dining area. The modern kitchen is fitted with a range of integrated appliances, including an oven, hob, fridge/freezer and dishwasher, while the generous lounge/diner provides a welcoming space for relaxing and entertaining. Double doors open directly onto the enclosed rear garden, creating a seamless connection between the indoor and outdoor living spaces. A downstairs WC completes the ground floor. There is attractive practical flooring running through the whole of the property.

On the first floor are two well-sized bedrooms which are multi-functional, both having free standing wardrobes providing plenty of storage solutions, the wardrobes are not included in the sale and may be acquired by separate negotiation, together with a contemporary family bathroom, while the second floor is totally dedicated to the impressive principal bedroom, which benefits from its own en-suite shower room.

Externally, the property enjoys an enclosed rear garden with useful rear gate access, with composite decking, lawn and enclosed panelled fenced boundaries. Additional extras include an external power points and outside tap. together with a wide private driveway providing parking for ample vehicles and an added bonus EV charger.

Situated alongside the canal and close to beautiful woodland and National Forest walks, the property offers a particularly appealing setting, combining a peaceful outlook with convenient access to local amenities and the historic Moira Furnace.

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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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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AML for Purchasers
ANTI MONEY LAUNDERING REGULATIONS - : In accordance with current Anti-Money Laundering (AML) Regulations, once an offer has been accepted, all prospective purchasers will be required to provide proof of identity and address before solicitors can be instructed. This will typically include a valid passport or photocard driving licence together with a recent utility bill or bank statement. *Purchasers will also be required to complete an electronic AML verification. This process must be completed before the transaction can proceed.

*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

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.

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Property to Sell? Then why pay more?....

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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.

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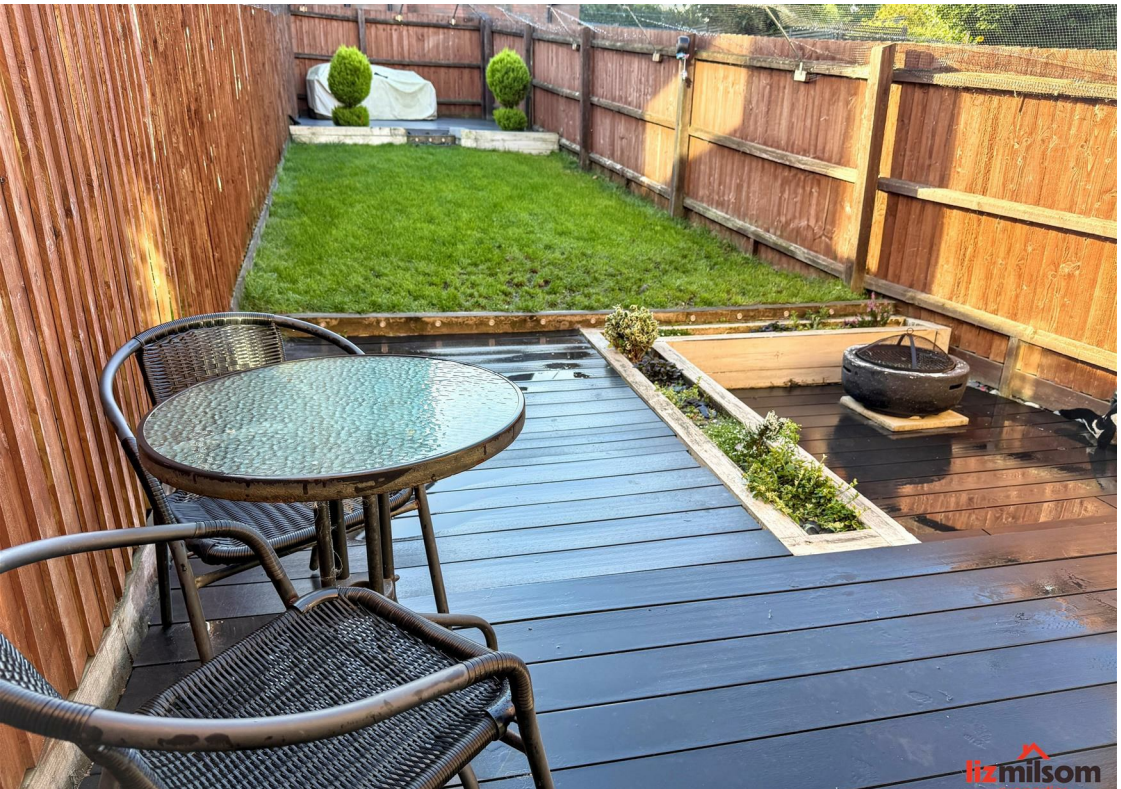
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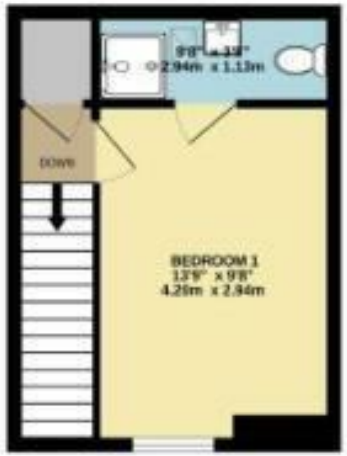
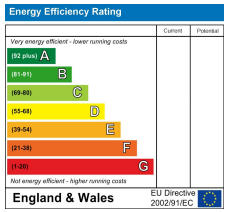
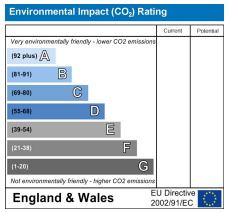
Directions

For sat nav purposes use the postcode DE12 6BF







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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
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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