



**87 Sandcliffe Road  
Swadlincote, DE11 7PJ  
£310,000**

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## 87 Sandcliffe Road, Swadlincote, DE11 7PJ

\*\*\* NEW PRICE ALERT \*\*\* LIZ MILSOM PROPERTIES are delighted to offer this superb and rare opportunity to acquire a 1930's DETACHED THREE BEDROOM FAMILY HOME on the highly sought-after Sandcliffe Road, occupying a generous plot and set back from the road. The property features a spacious lounge/diner, breakfast kitchen and ground floor WC, along with a driveway, extra-sized garage and stunning rear garden, providing excellent scope to improve or extend. An ideal family home in a desirable location, early viewing is essential to avoid missing out—EPC Rating "D"/Council Tax Band "C" - Contact the friendly Team Today.....

- Detached three-bedroom family home
- Countryside views to the front
- Spacious dual-aspect lounge/diner
- Larger-than-average garage with power
- Private, well-maintained rear garden
- Sought-after Sandcliffe Road location
- Set back behind a walled foregarden
- Breakfast kitchen & Ground Floor WC
- Ample off-road parking
- NO UPWARD CHAIN



## Overview Ground Floor

The property is set well back from the road behind a walled fore garden with off-road parking and is entered via a reception porch into a light and welcoming hallway featuring original stained glass to the front door and windows. The hallway provides access to all ground floor accommodation and benefits from a useful understairs cupboard. The spacious lounge/diner is a generous family room with dual-aspect views, including a walk-in bay window to the front and patio doors opening to the rear garden, along with carpeted flooring, a TV point and central lighting. To the rear, the breakfast kitchen is a further good-sized room fitted with a range of wall and base units, inset stainless steel sink, space and plumbing for appliances, and a door providing direct access to the garage. Completing the ground floor accommodation is a conveniently located WC, set slightly offset from the main house, featuring an opaque rear window and a two-piece white suite. Occupying a prime position in one of the area's most respected residential locations - Sandcliffe Road. Ideally situated for access to Swadlincote and a wide range of amenities, along with numerous walks and National Forest activities.

## Reception Porch

### Reception Hallway

10'11" x 10'2" (3.35 x 3.1)

### Lounge/Diner

19'10" x 12'0" (6.06 x 3.66)

### Kitchen/Diner

15'3" x 10'6" (4.65 x 3.21)

### Ground Floor WC

## Overview First Floor

Stairs rise from the reception hallway, passing a stunning stained glass side window, to the first-floor landing which provides access to all accommodation. The principal bedroom is a spacious double room enjoying dual-aspect views, including a walk-in bay window to the front elevation, and features carpeted flooring, two central light points and radiator. The second bedroom overlooks the side elevation and is also a well-proportioned double with carpeted flooring, central light point and radiator. Bedroom three is a good-sized single room benefitting from built-in storage, along with carpeted flooring, a central light point and radiator. Completing the first floor is the family bathroom, located to the side elevation, fitted with an

opaque double-glazed window and a three-piece suite comprising a panelled bath with electric shower over, low-level WC and pedestal wash hand basin, with part-tiled walls, central light point and radiator.

### Bedroom One

19'7" x 12'1" (5.99 x 3.7)

### Bedroom Two

10'9" x 8'3" (3.28 x 2.52)

### Bedroom Three

8'2" x 7'1" (2.51 x 2.18)

### Family Bathroom

7'11" x 6'5" (2.43 x 1.97)

## Overview -Outside

The property is situated on the ever-popular Sandcliffe Road and enjoys rolling countryside views to the front elevation. Set behind a walled foregarden, it benefits from ample off-road parking and a larger-than-average side garage equipped with light and power. A wrought iron side gate provides access to the splendid and well-maintained rear garden, which offers a good degree of privacy with fenced boundaries and is predominantly laid to lawn, complemented by a variety of established shrubs and trees.

### Agents Note

This well-presented and generously proportioned detached three-bedroom family home occupies a desirable position on the ever-popular Sandcliffe Road, enjoying countryside views to the front and set back behind a walled foregarden with ample off-road parking and a larger-than-average garage. The property offers bright and spacious accommodation throughout, including a dual-aspect lounge/diner, breakfast kitchen, ground floor WC and three well-sized bedrooms, complemented by attractive original stained glass features. Externally, the private and well-maintained rear garden provides an excellent outdoor space, while the overall plot and layout offer superb potential to further improve or extend, subject to necessary permissions. An excellent opportunity in a highly sought-after location and early viewing is strongly recommended.

### 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.

## 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.

## 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:

Available:

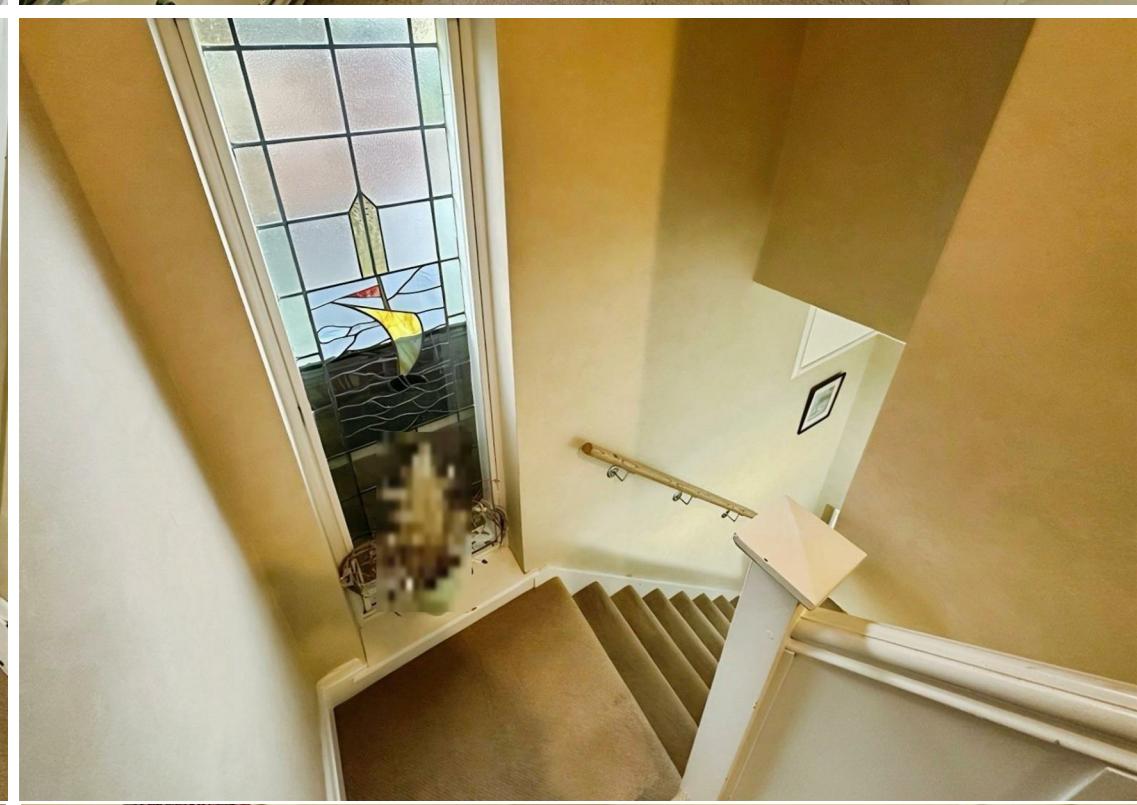
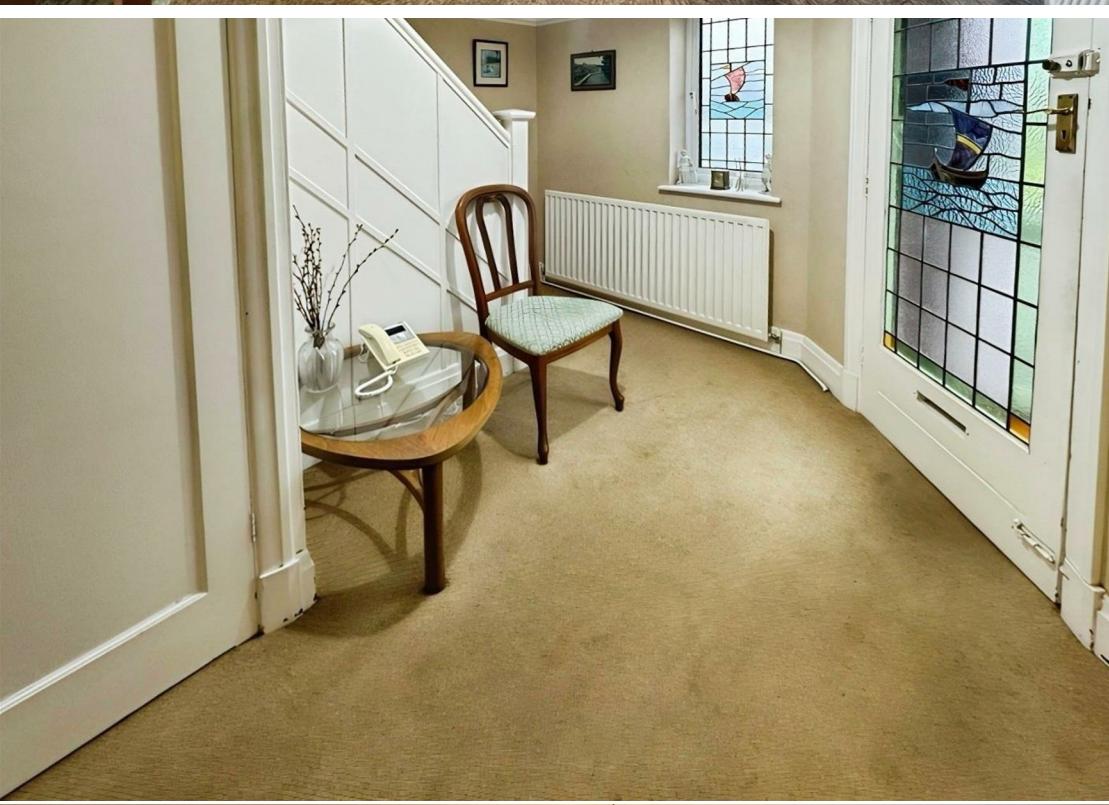
9.00 am – 5.30 pm Monday -Thursday

9.00 am - 5.00 pm Friday

9.00 am – 2.00 pm Saturday

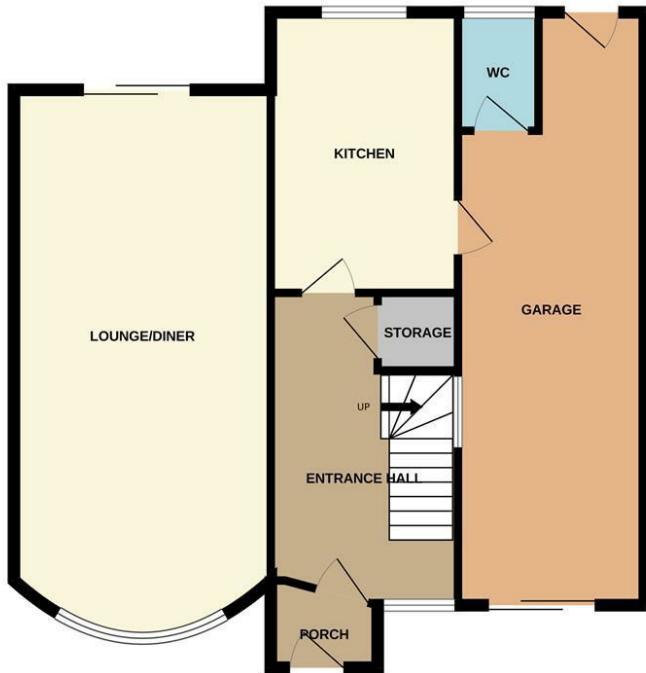
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CALL THE MULTI-AWARD WINNING AGENT TODAY

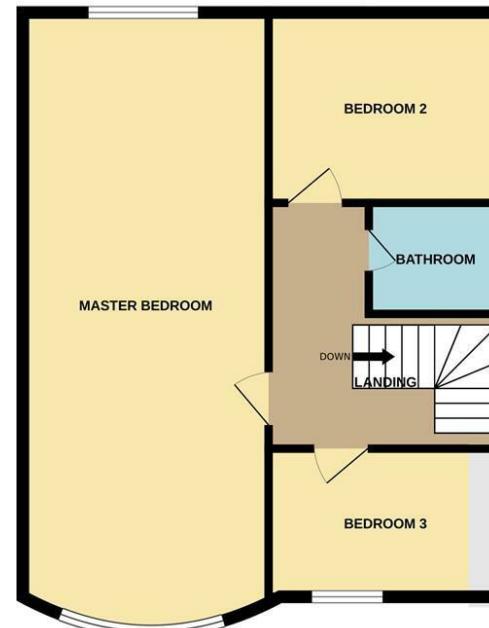




GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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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## Directions

For SAT NAV purposes use DE11 7PJ

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

Directors: E M Milsom G T Milsom



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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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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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your  
circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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