



35 Weston Street
Swadlincote, DE11 9AT
Offers over £135,000

35 Weston Street, Swadlincote, DE11 9AT

***** LIZ MILSOM PROPERTIES ***** are delighted to bring to the market 35 Weston Street. A beautifully presented two-bedroom end-terraced home offered with no upward chain, ideal for first-time buyers or investors. The property features a spacious front lounge, modern kitchen with integrated appliances, and a contemporary ground-floor bathroom. Upstairs, there are two generous double bedrooms with storage cupboards. Outside, the home benefits from an off-set rear garden and on-street parking to the front. Conveniently located, this property offers a perfect combination of comfort, style, and investment potential.

- Modern Two bedroom end-terraced home
- Spacious, light-filled lounge to the front
- Two double bedrooms with storage cupboards
- Popular location
- Ideal for first-time buyers or investors alike
- Modern kitchen
- Ground floor family bathroom
- Off-set rear garden
- Offered with no Upward Chain
- EPC / TAX BAND: A



Location

Located in a well-established area of Swadlincote, 35 Weston Street offers easy access to the town centre with its shops, cafes, and local amenities, as well as convenient bus routes and road links to surrounding towns. The street is close to nearby schools, and green spaces such as Maurice?Lea Memorial Park, making it an ideal location for families, first-time buyers, or anyone seeking practical town living within the heart of South Derbyshire.

Overview

35 Weston Street – Two-Bedroom End Terrace Home with No Upward Chain

A fantastic opportunity for first-time buyers or investors, this charming two-bedroom end-terraced home is offered with no upward chain. Situated on Weston Street, the property benefits from on-street parking (not allocated) and steps leading up to the front door.

Inside, you are welcomed by a spacious lounge at the front of the home, filled with natural light from a large front-facing window. A door leads through to the modern kitchen, which features a range of wall and base units with complementary rolled-edge worktops, integrated oven, hob, and extractor, as well as a drainer sink positioned beneath a window overlooking the rear garden. There is also space for further appliances, tiled flooring, part-tiled walls, and a useful storage cupboard.

From the kitchen, an inner lobby provides access to the ground-floor bathroom and a side door leading to the rear garden. The bathroom is modern and contemporary, comprising a white three-piece suite with low-level WC, panelled bath, pedestal wash hand basin, tiled floor, part-tiled walls, opaque side window, and radiator.

Upstairs, the property offers two generously proportioned double bedrooms. Bedroom One is located at the rear, featuring carpeted flooring, a window overlooking the rear garden, and a useful storage cupboard. Bedroom Two, at the front, also includes carpeted flooring, a front-facing window, and a

storage cupboard.

One of the standout features of this home is the off-set rear garden, providing a peaceful outdoor space to relax and enjoy the sunshine.

Overall, 35 Weston Street presents an excellent opportunity to secure a modern, well-presented property in a convenient location with no upward chain – perfect for first-time buyers or investors looking for a ready-to-move-in home.

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.

Available:

9.00 am – 5.30 pm Monday - Thursday

9.00 am - 5.00 pm Friday

9.00 am – 2.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

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.

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.

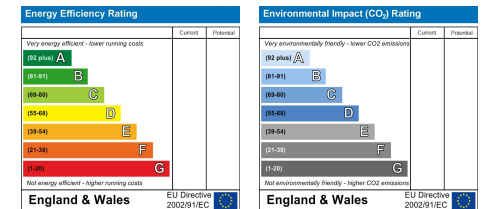
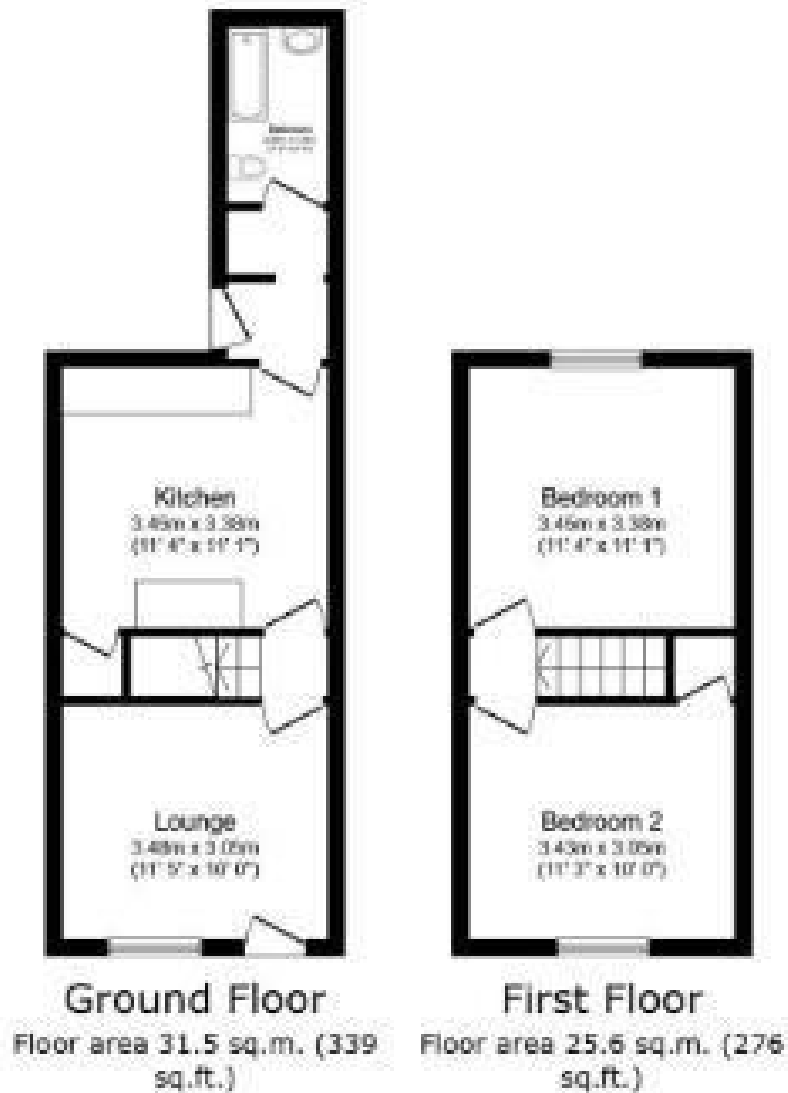
Disclaimer

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 please use the postcode DE11 9AT



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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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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.

MAB 4202

