



29 Alleyne Close
Swadlincote, DE11 9GH
£174,950

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LIZ MILSOM PROPERTIES are pleased to offer this MID-TOWN HOUSE, occupying a quiet cul-de-sac position and conveniently located close to amenities. An ideal purchase for first-time buyers, the property offers two DOUBLE bedrooms, a family bathroom, guest cloakroom/WC, spacious Lounge/Diner and fitted Kitchen. Externally there is an enclosed rear garden, with the added benefit of double glazing and gas central heating. Council Tax Band "A" / EPC Rating " ". Early viewing is highly recommended – HURRY TO VIEW!

- MID-TOWN HOUSE
- Spacious Lounge/Diner
- Ground Floor Cloaks
- Family Bathroom
- Allocated Parking
- Great Location
- Fitted Kitchen
- Two DOUBLE Bedrooms
- Enclosed Rear Garden
- PERFECT FIRST TIME BUY.....



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Location

Situated in a quiet residential cul-de-sac the property is within easy walking distance of Swadlincote town centre, where there are a wide range of retail and leisure facilities.

Ground Floor - Overview

The property sits back from the road behind a low maintenance fore garden, leading to the front entrance door and welcoming Reception Hallway, with all ground floor accommodation leading off. The Cloaks/WC is positioned to the front elevation and is fitted with a two-piece suite and tiled flooring. The fitted Kitchen offers a good range of wall and floor mounted units, incorporating an integrated electric oven, gas hob with extractor over and a stainless steel inset sink with drainer, along with ample space and plumbing for appliances, radiator, centre light point and LVT flooring. To the rear elevation, the spacious Lounge/Diner overlooks the well maintained garden via patio doors and benefits from LVT flooring, two centre light points, radiators, TV point and a useful understairs storage cupboard.

First Floor - Overview

Stairs rise from the Reception Hallway to the first floor Landing, where all accommodation leads off.

Bedroom One is a bright and airy double room positioned to the front elevation, benefiting from two double glazed windows, carpeted flooring, radiator and centre light point.

Bedroom Two overlooks the rear elevation and is another excellent-sized double room, also having carpeted flooring, radiator and centre light point.

The accommodation is completed by the Family Bathroom, fitted with a modern three-piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mains shower over.

Reception Hallway

12'5 x 3'5 (3.78m x 1.04m)

Fitted Kitchen

11'7 x 6'5 (3.53m x 1.96m)

Spacious Lounge/Diner

16'0 x 13'9 (4.88m x 4.19m)

Ground Floor Cloaks/WC

6'0 x 3'2 (1.83m x 0.97m)

Stairs to the First Floor & Landing

Bedroom One

13'10 x 10'10 (4.22m x 3.30m)

Bedroom Two

13'8" x 9'6" (4.19m x 2.92m)

Family Bathroom

7'0 x 6'4 (2.13m x 1.93m)

Outside - Overview

The rear elevation is fully enclosed by fence panelled boundaries and has been designed for low maintenance, featuring an astro-turf lawn, a large decked patio area ideal for outdoor entertaining, and a rear access pathway for the convenient storage and maintenance of refuse bins.

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 - Thursday

9.00 am - 5.00 pm Friday

9.00 am – 2.00 pm Saturday

Closed - Sunday

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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.

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.

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.

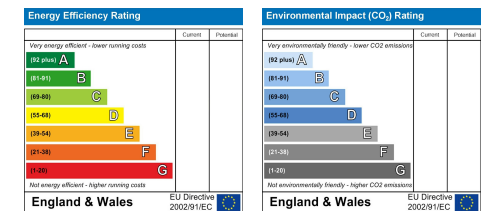
Service Charges

Please Note: There is a service charge of £28.99 per annum attaching to this property.



Directions

For SatNav purposes follow DE11 9GH



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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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