



**57 Rowan Drive**  
**Swadlincote, DE11 0FF**  
**£199,950**

The logo for Liz Milsom Properties, featuring a red house icon above the text 'lizmilsom' in bold black letters and 'properties' in red lowercase letters below it.

## 57 Rowan Drive, Swadlincote, DE11 0FF

**\*\* LIZ MILSOM PROPERTIES \*\*** offer this modern 3 BEDROOM End-Terrace Home with NO UPWARD CHAIN and ready-to-move-into accommodation. Comprising Lounge, Dining-Kitchen with appliances, Guest WC, three Bedrooms (main with fitted wardrobes) and a modern Family Bathroom. Ample OFF ROAD PARKING and visitor parking plus enclosed rear garden. EPC "B" / Council Tax "B". Call today to avoid disappointment.....

- FABULOUS End-Terrace Home
- Kitchen/Diner Incl Appliances
- Downstairs Cloaks/WC
- Two Further Bedrooms
- Ample OFF ROAD PARKING
- Ideal First Time Buy
- Spacious Lounge
- Bedroom 1 with Fitted Walk-In Robes
- Family Bathroom
- **\*\*NO UPWARD CHAIN\*\***



## Location

Midway is handy for local amenities and within walking distance to Swadlincote town centre and is well placed for the commuter with excellent road links via the nearby A511 to the towns of Burton on Trent, Ashby de la Zouch and Derby. The M42 is also easily accessible as is the A38 leading to Birmingham and Nottingham. Local amenities include both Primary and Secondary schools within walking distance and there is a local bus route.

## Overview - Ground Floor

The property is accessed via a composite front entrance door which leads directly into the Reception Hallway - having all ground floor accommodation leading off, modern floor tiles, radiator and centre light points - stairs lead off to the First Floor and Landing. To the right of the Reception Hallway is the ground floor Cloaks/WC having a two piece white suite consisting of low level WC and pedestal wash hand basin with tiled splash-backs, tiled flooring, radiator, extractor fan and centre light point. The Modern fitted Kitchen/Diner is fitted with PVCu double glazed window overlooking the front elevation, with an great range of wall and floor mounted units, inset stainless steel sink unit and drainer - this Kitchen benefits from having integrated dishwasher, electric hob, oven and extractor over with space and plumbing for appliances. The Kitchen benefits from having space for a Dining Table - excellent for families. The spacious Lounge is located to the rear of the property with PVCu double glazed patio doors leading out on to the rear garden and patio area. This room has a TV aerial point, centre light point, spotlight feature lighting, radiator and carpeted flooring.

## Overview - First Floor

All first floor accommodation leads from the landing area - Bedroom One is located overlooking the front elevation with two PVCu double glazed windows, carpeted flooring, TV aerial point, centre light point and fitted double wardrobes . Bedrooms two and three are located to the rear elevation both with carpeted flooring, centre light points and radiators. The Contemporary Family Bathroom is fitted to the spec of the Show home - with modern tiling to walls and floor, a three piece white suite consisting of low level WC, panelled bath with mains shower over and pedestal wash hand basin, towel heater, extractor fan and centre light point.

## Reception Hallway

### Fitted Kitchen / Diner

14'0" x 9'3" (4.29m x 2.84m)

## Spacious Lounge

17'1" x 11'1" (5.21m x 3.38m)

## Ground Floor Cloaks/WC

## Stairs to First Floor & Landing

### Bedroom One

16'11" x 9'3" incl wardrobes (5.18m x 2.84m incl wardrobes)

### Bedroom Two

10'4" x 9'6" (3.15m x 2.92m)

### Bedroom Three

10'0" x 6'11" (3.07m x 2.13m)

### Family Bathroom

6'7" x 6'0" (2.01m x 1.85m)

## Outside - Overview

The property benefits from having two OFF ROAD PARKING spaces directly to the front of the property along with a further Visitor Spaces. Access to the rear garden is through the spacious Lounge area. The rear garden is fully enclosed with fence panelled boundaries, patio and lawn area. There is also an access pathway which allows for the refuse bins to be collected.

## 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

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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.

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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.

## 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.

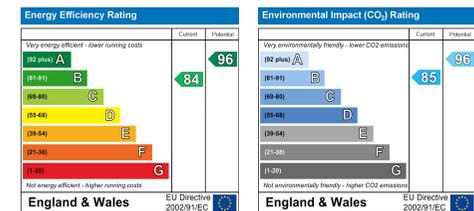
## Tenure

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.



## Directions

The property is best approached by travelling along the A511 Burton Road, turning left into Springfield Road and first right into Acacia Ave, bear left which would take you into Chestnut Avenue. Turning left into Rowan Drive. The subject property is situated on the right hand side clearly denoted by our red distinctive For Sale board.



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

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## COUNCIL TAX

Band: B

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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