




lizmilsom
properties

11 Byron Road
Swadlincote, Derbyshire DE11 0DD
£229,950


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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 11 Byron Road to the market. Situated in the popular area of Midway, this spacious three-bedroom semi-detached home offers generous accommodation throughout and is offered to the market with no upward chain. Benefiting from ample off-road parking, a detached garage, spacious open plan lounge diner, fitted kitchen, three bedrooms, shower room and separate wc and a private rear garden, the property presents an excellent opportunity for families, first-time buyers or investors. Positioned close to local amenities, schools and transport links, this well-proportioned home offers fantastic potential in a sought-after residential setting. EPC: C / TAX BAND: B. Call to arrange your viewing today.

- Spacious three-bedroom semi-detached home in popular setting
- Fitted kitchen
- Three bedrooms
- Private low maintenance rear garden
- Excellent opportunity for families & first-time buyers
- Offered with no upward chain
- Open plan lounge diner
- Modern shower room & separate wc
- Driveway with ample parking & separate garage
- EPC: C/ TAX BAND : B



Location

Situated in the popular setting of Midway, Swadlincote, this property enjoys a convenient and well-connected location ideal for families and commuters alike. Swadlincote town centre offers a range of local amenities including shops, supermarkets, schools, retail, leisure, dining options and healthcare facilities are all within easy reach. Excellent transport links via the A511 and A514 provide straightforward access to Burton upon Trent, Ashby-de-la-Zouch and surrounding areas, making daily commuting convenient. The area also benefits from nearby green spaces & walking routes offering an excellent balance of everyday convenience and outdoor opportunities.

Overview

Situated in a popular residential location in Midway, this spacious three-bedroom semi-detached home offers generous living accommodation throughout, ample off-road parking, a detached garage and is offered to the market with no upward chain, making it an ideal opportunity for families, first-time buyers or investors alike.

Set back from the road behind a large lawned frontage, the property enjoys excellent kerb appeal with a pathway leading to the front entrance door, whilst a side driveway provides ample parking and leads through to the rear where there is a detached single garage with an up-and-over door, ideal for use as a workshop, additional storage or secure parking.

Upon entering the property, you are welcomed into a bright entrance hallway featuring carpeted stairs rising to the first floor, useful understairs storage cupboards and access through to the kitchen.

Positioned to the rear of the property, the fitted kitchen comprises a modern range of wall and base units with complementary rolled-edge work surfaces. There is an inset drainer sink positioned beneath a window overlooking the side elevation, plumbing and space for freestanding appliances, tiled flooring and a rear door providing access to the garden.

Leading from the kitchen is the dining area, which benefits from carpeted flooring and patio doors allowing an abundance of natural light whilst providing views and access to the rear garden. An open alcove walkthrough leads into the lounge, positioned to the front aspect, featuring a large window flooding the room with natural light, carpeted flooring and a gas fire creating an attractive focal point.

To the first floor, the landing area benefits from carpeted flooring and a side-facing window, leading to three

well-proportioned bedrooms, a modern shower room and separate WC.

Bedroom One is a generous double bedroom located to the front elevation, benefiting from carpeted flooring, a useful storage cupboard and a large window allowing plenty of natural light. Bedroom Two is another spacious double room situated to the rear aspect, offering space for freestanding furniture, carpeted flooring and pleasant views over the rear garden. Bedroom Three is a well-sized single bedroom positioned to the front elevation and benefits from fitted wardrobes and carpeted flooring.

The modern shower room is fitted with a shower cubicle and vanity wash hand basin, complemented by LVT flooring and an opaque rear-facing window. Separate from the shower room is the WC, fitted with a low-level WC and side-facing window.

Externally, the rear garden offers a fantastic low-maintenance outdoor space with a slabbed patio area ideal for outdoor seating and entertaining, a lawned section with established shrub borders, and access to the garage and additional driveway parking. The garden enjoys a good degree of privacy with fenced and hedged boundaries.

Overall, this fantastic home offers spacious accommodation in a sought-after location and presents an excellent opportunity for buyers looking to put their own stamp on a property whilst benefiting from generous room sizes, excellent outside space and no upward chain.

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.

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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.



Directions

For sat nav purposes use the postcode DE11 0DD

GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.

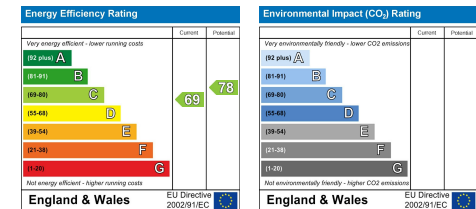


1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.3 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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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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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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