



180 High Street
Swadlincote, DE11 0HP
£195,000

lizmilsom
properties

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring to the market High Street, Newhall. An extended four-bedroom end-terraced family home offering spacious and versatile accommodation set over three floors. Featuring a bright bay-fronted lounge, an impressive open-plan kitchen diner, utility area, and a generous double bedroom with en-suite to the top floor, and three other well -proportioned bedrooms, this beautiful home is ideal for families and first-time buyers alike. Further benefits include a large rear garden, garage, and off-road parking accessed from the rear off Beards Road. EPC: TBC / TAX BAND: A - Call the office to arrange your viewing today !

- Extended four-bedroom end-terraced family home
- Bay-fronted lounge filled with natural light
- Ground floor family bathroom
- Top floor double bedroom with modern en-suite shower room
- Garage and off-road parking accessed via rear (Beards Road)
- Well presented spacious accommodation arranged over three floors
- Impressive open-plan kitchen diner ideal for entertaining
- Three well-proportioned first floor bedrooms, two doubles & a generous sized single
- Generous rear garden with patio, lawn, and outbuilding
- EPC: TBC/ TAX BAND: A



Location

180 High Street is situated in the heart of Newhall, the property benefits from a central position along the High Street, providing easy access to nearby shops, cafés, and everyday services, while also being well connected to surrounding towns such as Swadlincote and Burton upon Trent. The area enjoys good transport links via local road networks, making it suitable for commuters, and is within reach of open countryside, offering opportunities for outdoor leisure. Overall, the location combines village character with practical accessibility.

Overview

An extended four-bedroom end-terraced home offering generous and versatile accommodation throughout, ideally suited to first-time buyers and growing families alike.

The property is accessed via a side entrance alleyway leading to a private entrance door. Upon entering, you are welcomed into a central hallway with access to the spacious lounge, open-plan kitchen diner, and a useful understairs storage cupboard.

The lounge is a particularly well-proportioned room positioned at the front of the property, featuring a bay window that floods the space with natural light and provides ample room for freestanding furniture.

To the rear, the open-plan kitchen diner is a standout feature of the home. The dining area offers excellent space for family dining and entertaining, with two side-facing windows ensuring a bright and airy feel. Stairs rise from this area to the first floor. An archway leads into the kitchen, which benefits from a skylight and glazed door with adjoining window opening onto the rear garden. The kitchen is fitted with modern high-gloss wall and base units, complementary worktops, and integrated appliances including an oven, hob, and extractor, along with a drainer sink and additional space and plumbing for appliances.

Adjacent to the kitchen is a practical utility area with fitted storage and further appliance space, which in turn provides access to the ground floor family bathroom. The bathroom is generously sized and fitted with a three-piece suite comprising a panelled bath, low-level WC, and wash hand basin, with tiled walls and two opaque side windows allowing for plenty of natural light.

The first floor hosts three well-proportioned bedrooms. Bedroom Two is a spacious double to the front aspect, while Bedroom Three, another double, is located at the rear and benefits from a fitted storage cupboard and garden views. Bedroom Four is a good-sized single room, ideal as a child's

bedroom, guest room, or home office.

From the landing, a further staircase leads to the second floor, where Bedroom One is situated. This impressive double bedroom offers ample space for furniture, views over the rear garden, and the added advantage of an en-suite shower room. The en-suite comprises a shower cubicle, low-level WC, and wash hand basin with tiled walls.

Externally, the rear garden is a key highlight of the property. It features a patio seating area, a side gate providing access to the front, and a useful outbuilding for storage. A pathway leads through to a well-maintained lawn bordered by established shrubs and hedging, continuing to a further area ideal for gardening enthusiasts. At the rear, a gate provides access to off-road parking and a garage with an up-and-over door, accessed via Beards Road.

Overall, this property offers spacious and flexible living accommodation in a convenient location, making it an excellent opportunity for a wide range of buyers.

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.

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?....

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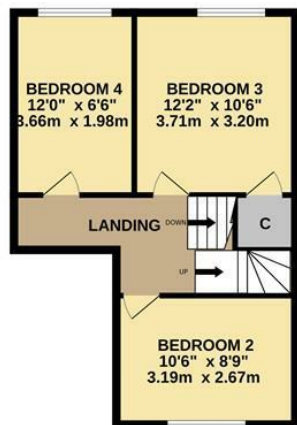
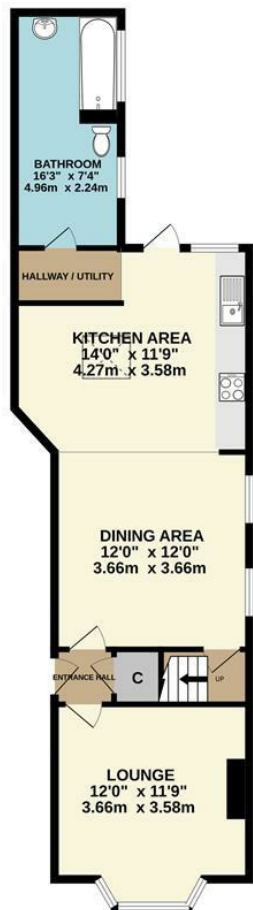
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GROUND FLOOR

1ST FLOOR

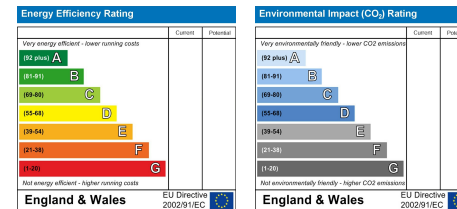
2ND FLOOR



Directions

For Sat nav purposes use the postcode DE11 0HP

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

Directors: E M Milsom G T Milsom



📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk

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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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

