



The logo for lizmilsom properties, featuring a red house icon above the text 'lizmilsom' in a bold, black, sans-serif font, with 'properties' in a smaller, red, sans-serif font below it.

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**19 Hereford Crescent  
Swadlincote, DE11 7PT  
£289,950**

## 19 Hereford Crescent, Swadlincote, DE11 7PT

\*\*\*\*\* LIZ MILSOM PROPERTIES\*\*\*\*\* are delighted to bring 19 Hereford Crescent to the market. A spacious and extended three-bedroom detached family home, ideally positioned within a quiet and sought-after area of Midway. Set on a generous plot, this well-presented property offers versatile family accommodation, including a large lounge with bay window, dining area, and a well-proportioned breakfast kitchen, ground floor WC, three Bedrooms, fitted wardrobes to bedroom one & a family bathroom. Externally, the home benefits from ample off-road parking, a garage with power, and a beautifully maintained rear garden perfect for outdoor living. Conveniently located for local amenities and offered for sale with no upward chain, this property represents an excellent opportunity for families seeking space and a peaceful setting. EPC: E/ TAX BAND: D Call the office today to arrange your viewing!

- Extended three-bedroom detached family home offered with no upward chain
- Dining area off the lounge, ideal for entertaining
- Ground floor WC
- Family bathroom
- Garage, ideal for storage or as a workshop , Ample off-road parking via driveway
- Spacious lounge with bay window and feature fireplace
- Large breakfast kitchen with ample storage and workspace
- Three well proportioned bedrooms
- Generous plot with well-maintained rear garden
- EPC: E/ TAX BAND: D



## Location

Situated in the popular area of Midway, this property enjoys a convenient position close to a wide range of everyday amenities, well-regarded schools and excellent transport links. Local shopping facilities, supermarkets and regular bus routes are all within easy reach, while Eureka Primary School and Granville Academy are nearby, making the location particularly appealing for families. Swadlincote town centre is just a short drive away, offering a wider selection of shops, cafés, restaurants and leisure facilities. The property also benefits from excellent road connections to Burton upon Trent, Derby and the A38, providing straightforward commuting access across the region.

## Overview

19 Hereford Crescent, Midway – Extended Three Bedroom Detached Home

Situated in a quiet and highly popular setting in Midway, this extended three-bedroom detached family home offers spacious and versatile accommodation, ideal for family living. Occupying a generous plot and offered with no upward chain, the property combines excellent indoor space with a well-maintained rear garden and ample off-road parking.

To the front, the home sits behind a walled boundary, with a substantial block-paved driveway providing an abundance of parking and leading to a garage with an up-and-over door, complete with light and power. A gravelled border enhances kerb appeal, while a side gate provides convenient access to the rear garden.

Upon entering, you are welcomed by a light and spacious entrance hallway, featuring a front-facing window that allows for plenty of natural light. Doors lead to the lounge and breakfast kitchen, while carpeted stairs rise to the first floor.

The generously sized lounge is a standout feature, boasting a beautiful bay window to the front elevation, flooding the room with natural light and offering ample space for freestanding furniture. A feature fireplace adds character, while an elegant archway leads through to the dining area. The dining room benefits from carpeted flooring and a window overlooking the attractive rear garden, with a side door providing access into the breakfast kitchen.

The kitchen itself is impressively proportioned and well-equipped, offering a comprehensive range of wall and base units with complementary rolled-edge work surfaces. A drainer sink is positioned beneath a window overlooking the garden, and there is plumbing and space for additional appliances, including a freestanding cooker, washing machine, and fridge/freezer. Further features include tiled flooring, a useful understairs storage cupboard, a side-facing window, and an additional dining area accessed via an archway. A door returns to the entrance hall, while a side door leads to the outer hall.

The outer hall provides access to a ground floor WC, fitted with a low-level WC, housing the boiler, and benefiting from an opaque side window. An internal door leads into the garage, which also features a side window, light, and power—making it ideal as a workshop or for

storage. A final door opens out to the rear garden.

To the first floor, the landing includes a side window allowing further natural light and gives access to three bedrooms and the family bathroom.

Bedroom One is a spacious double room positioned to the front, featuring fitted wardrobes, an additional storage cupboard, and two windows that provide excellent natural light. Bedroom Two is another well-proportioned double, located to the rear, enjoying pleasant views over the garden and distant fields, with ample space for freestanding furniture. Bedroom Three is a good-sized single room overlooking the rear, offering versatility as a bedroom, home office, or nursery.

The family bathroom completes the accommodation and comprises a three-piece suite, including a panelled bath, pedestal wash hand basin, and low-level WC. There is partial wall tiling, useful storage cupboards, an opaque rear window, and carpeted flooring.

Externally, the well-maintained rear garden is a true highlight being non-overlooked—perfect for families and outdoor entertaining. It features a large patio area ideal for summer seating, a generous lawn, and low-maintenance slate borders with established shrubs and planting. Fenced boundaries provide a good degree of privacy, with a side gate leading back to the front.

Overall, this property presents a fantastic opportunity for families seeking spacious, extended accommodation on a generous plot, in a sought-after and peaceful location, conveniently placed for local everyday amenities. Offered with no upward chain, early viewing is highly recommended.

## 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.

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9.00 am - 5.00 pm Friday  
9.00 am – 2.00 pm Saturday  
Closed - Sunday

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## 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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## 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

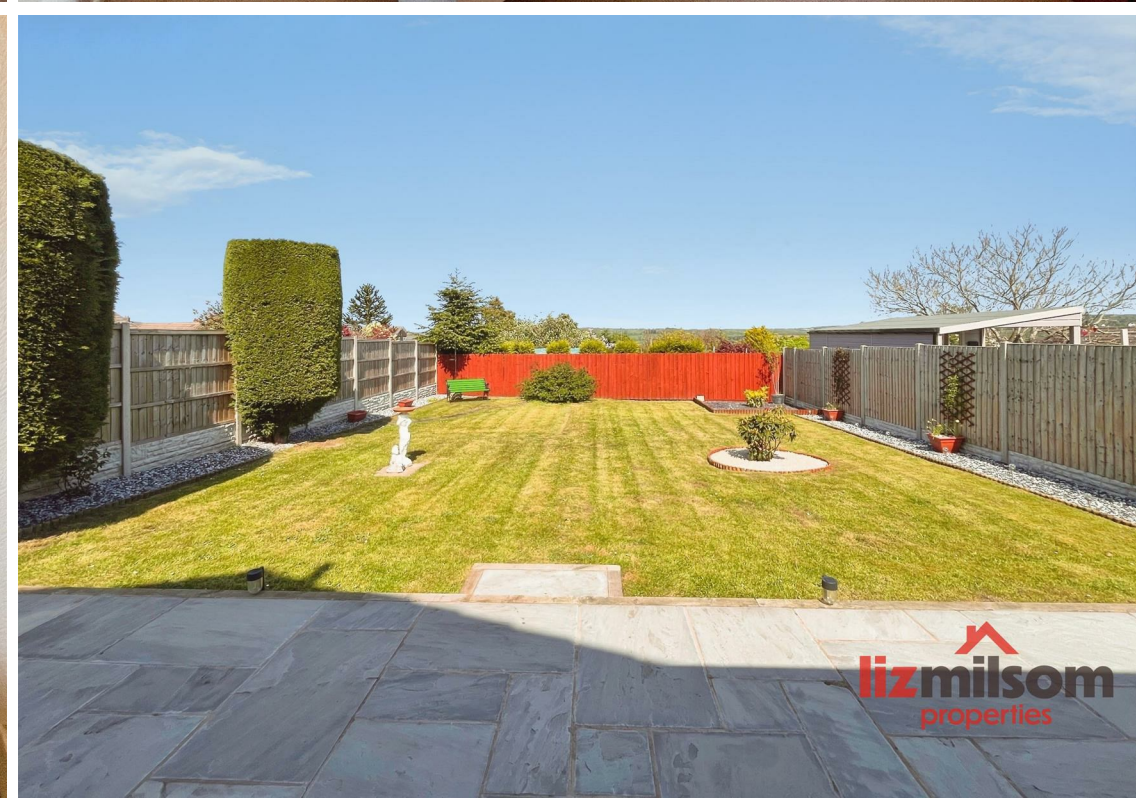
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

## 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.

## 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.

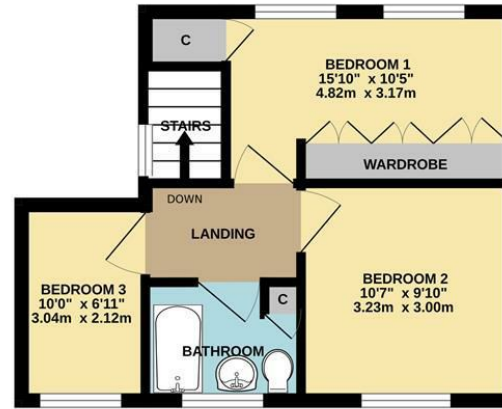
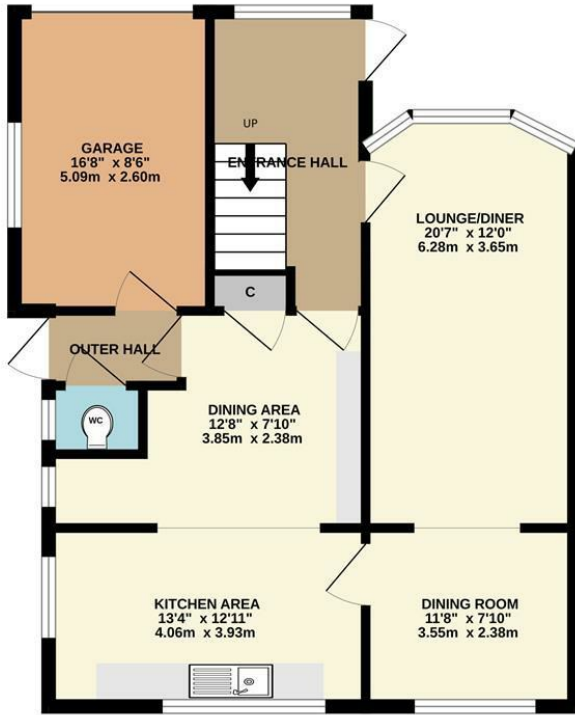


## Directions

For Sat nav purposes use the postcode DE11 7PT

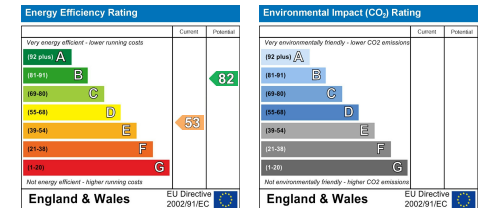
GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.

1ST FLOOR  
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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: D

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

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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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