



133 Salisbury Drive
Swadlincote, DE11 7LF
£209,000

lizmilsom
properties

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**** LIZ MILSOM PROPERTIES **** are delighted to offer this fantastic **THREE BEDROOM SEMI-DETACHED** family home to the market. Well presented throughout and rarely available, the property benefits from gas central heating and double glazing. The accommodation includes a Entrance hall, fitted **DINING KITCHEN** with under-stairs storage and a spacious, tastefully decorated **LOUNGE** with patio doors opening onto the private rear garden. To the first floor are **TWO DOUBLE BEDROOMS**, a generous single bedroom and the family bathroom. Outside, the property enjoys a private, non-overlooked garden with stunning far-reaching countryside views. Call to **VIEW.....**

- SEMI-DETACHED Family Home
- Spacious Lounge
- Two DOUBLE Bedrooms
- Family Bathroom
- Gas Central Heating
- **** STUNNING REAR VIEWS ****
- Kitchen/Diner
- Third Single Room
- OFF ROAD PARKING
- Council Tax Band "A"



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. This is a sought after road with the property having distant views over fields with plenty of local walking trails. Swadlincote is approximately half a mile away and provides an array of shops, eateries and a cinema. Within walking distance of the property is a convenience store.

Overview - Ground Floor

The property is entered via a modern UPVC front door leading into a welcoming entrance hallway, offering space for coats and shoes along with stairs rising to the first floor accommodation. Doors lead through to both the kitchen and living areas.

The stylish fitted DINING KITCHEN is modern and well presented, featuring a range of wall and base units providing ample storage and preparation space. There is room for appliances, space for dining furniture and access through to the rear garden, along with additional built-in storage.

The spacious LOUNGE is perfect for family living, enjoying a feature fireplace, plenty of natural light from dual aspect windows and French doors opening onto the rear garden, creating a bright and airy feel throughout.

Overview - First Floor

The first-floor landing provides access to all three bedrooms and the family bathroom.

The property offers TWO generous DOUBLE BEDROOMS, both enjoying plenty of natural light and ample space for bedroom furniture, with one benefitting from built-in storage. The third bedroom is a well-proportioned single room overlooking the rear garden with stunning countryside views.

Completing the accommodation is the modern family bathroom, fitted with a three-piece suite including a bath with shower over, wash hand basin and WC.

Entrance Hallway

Kitchen/Diner

16'7 x 8'2 (5.05m x 2.49m)

Spacious Lounge

16'7 x 12'9 (5.05m x 3.89m)

Stairs to First Floor & Landing

Principal Bedroom

9'2 x 9'0 (2.79m x 2.74m)

Bedroom Two

10'2 x 8'3 (3.10m x 2.51m)

Bedroom Three

9'8 x 7'1 (2.95m x 2.16m)

Family Bathroom

6'4 x 5'1 (1.93m x 1.55m)

Overview - Outside

The property benefits from well-maintained outside space both front and rear. To the front, there is a smart block-paved driveway providing ample off-road parking, complemented by an attractive white picket fence that enhances the kerb appeal. The front and rear areas have been lovingly maintained by the current owners.

To the rear, the garden is a real standout feature, offering a private and peaceful setting with fantastic far-reaching countryside views stretching as far as the eye can see.

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:

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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?....

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Measurements

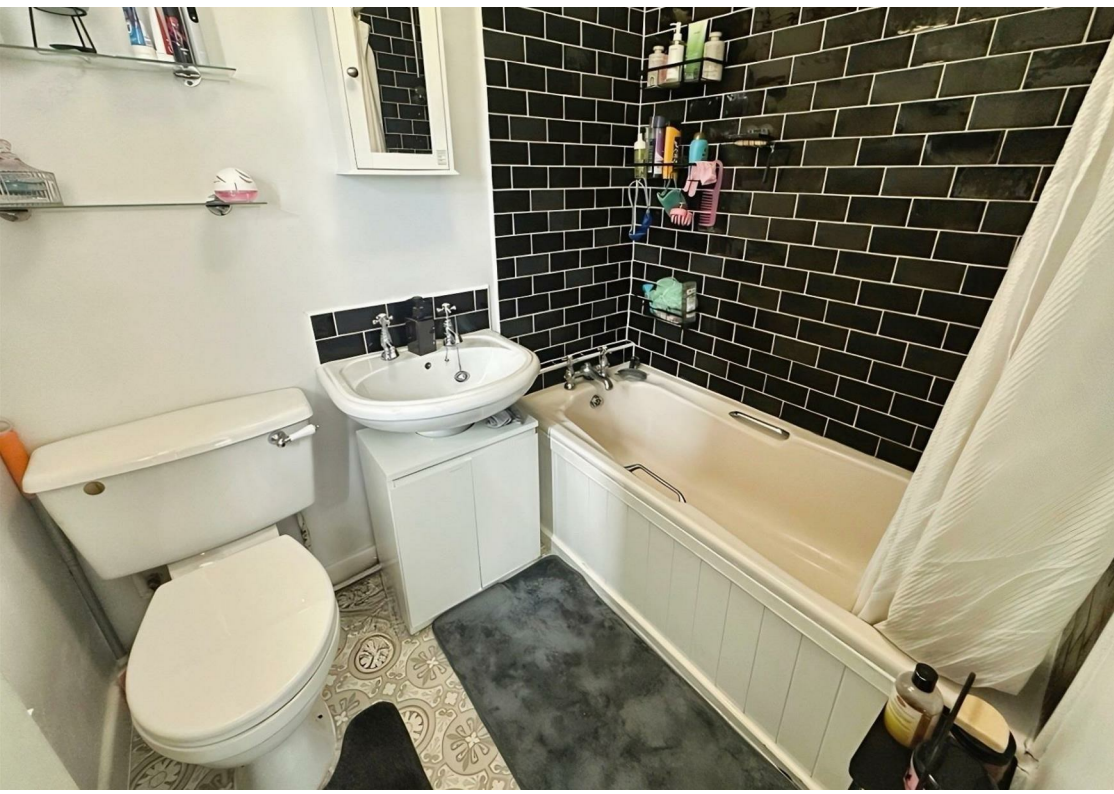
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended 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.



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

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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

