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**15 Sandcliffe Road**  
**Swadlincote, DE11 7PQ**  
**£205,000**

## 15 Sandcliffe Road, Swadlincote, DE11 7PQ

\*\*\*\* Liz Milsom Properties \*\*\*\* are delighted to bring 15 Sandcliffe Road to the market. Situated on the highly sought-after Sandcliffe Road in Swadlincote, this beautifully presented three-bedroom mid-terraced home offers stylish and spacious accommodation, perfect for first-time buyers or young families. The property boasts a low-maintenance frontage with a tarmac driveway providing ample off-road parking and an alleyway leads to a secure side gate.

Inside, a light-filled open-plan lounge diner features a charming fireplace, practical storage, and patio doors leading directly onto the rear garden. The modern kitchen is fitted with high-gloss units, integrated appliances, and a Vaillant boiler just one year old. The ground floor also offers a WC and contemporary shower room.

Upstairs, there are two generous double bedrooms, a good-sized single, and fitted storage throughout. Externally, the rear garden is a real highlight, combining a large patio, lawn, decking, and easy-to-maintain borders. Early viewing is strongly recommended to appreciate the quality and space on offer.

- Beautifully presented 3 bedroom mid-terraced Family home in sought-after setting
- Modern fitted kitchen
- Stylish & sleek ground floor shower room
- Long private rear garden
- Ideal first time buyer/ family home
- Spacious open-plan lounge diner
- Ground floor guest cloaks/ wc
- Three fantastic sized bedrooms
- Ample off road parking
- EPC: TBC / TAX BAND : A



## Location

15 Sandcliffe Road enjoys a convenient popular setting on the well sought-after Sandcliffe Road, offering excellent access to everyday amenities and commuter routes. The property is within easy reach of the town centre, where a wide range of shops, supermarkets, cafés and leisure facilities can be found, including Swadlincote Town Centre. Well-regarded local schools are nearby, and there are pleasant green spaces in the surrounding area such as Eureka Park and Swadlincote Woodlands and Park, ideal for outdoor enjoyment. The location also benefits from good transport links to Burton upon Trent, Ashby-de-la-Zouch and the wider Midlands road network, making it well suited for commuters.

## Overview

Situated on the highly sought-after Sandcliffe Road in Swadlincote, this beautifully presented three-bedroom mid-terraced home offers stylish and spacious accommodation throughout, making it an ideal purchase for first-time buyers or young families.

To the front, the property benefits from a low-maintenance frontage with a tarmac driveway providing ample off-road parking. A step leads to the front entrance door, while a useful alleyway provides access to a secure side gate.

Upon entering, you are welcomed into a spacious open-plan lounge diner, tastefully decorated and filled with natural light from the front-facing window. A feature fireplace adds charm and character to the living space, while two radiators and useful storage options enhance practicality. Patio doors from the dining area open directly onto the rear garden, and carpeted stairs rise to the first-floor accommodation. A doorway leads through to the modern fitted kitchen.

The kitchen is fitted with high-gloss white units complemented by rolled-edge work surfaces and part-tiled walls. Integrated appliances include an oven with extractor hood, while a drainer sink is positioned beneath a window overlooking the side elevation. There is space and plumbing for additional appliances, and the kitchen also houses the Vaillant boiler, which is only one year old.

Leading off the kitchen is an inner hallway with doors to the ground floor WC and shower room. The WC features attractive wall and floor tiling, a low-level WC with built-in sink, and a radiator. The modern ground floor shower room, located at the rear of the property, comprises a double shower cubicle, floating sink unit, contemporary tiling, and an opaque rear-facing window.

To the first floor are three well-proportioned bedrooms – two doubles and a generous single. Bedroom One is a fantastic-sized double overlooking the delightful rear garden, offering ample space for freestanding furniture. Bedroom Two is another spacious double positioned to the front and benefits from a fitted storage cupboard. Bedroom Three is a good-sized single room with fitted wardrobes, currently utilised as a home office, and overlooks the front elevation.

Externally, the rear garden is an excellent length and thoughtfully arranged. A large slabbed patio provides the perfect seating area for summer months, with pleasant borders adding colour and interest.

Steps lead up to a lawned area with a stepping-stone pathway, continuing to a further patio and decking area at the top of the garden – ideal for additional outdoor seating. A gate gives access to the garden shed, and the garden is enclosed by fenced and walled boundaries, offering privacy while remaining easy to maintain.

Early viewing is highly recommended to fully appreciate the quality and space of this gorgeous home.

## The beautifully presented accomodation

### Open Plan Lounge Diner

27'9" x 12'5" (8.46 x 3.79)

### Modern fitted Kitchen

11'7" x 7'6" (3.54 x 2.30)

### WC

### Fantastic Ground Floor Shower Room

### Bedroom One

12'5" x 11'11" (3.81 x 3.65)

### Bedroom Two

11'11" x 9'4" (3.65 x 2.86)

### Bedroom Three

11'10" x 7'1" (3.61 x 2.17)

### 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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9.00 am - 5.00 pm Friday

9.00 am – 2.00 pm Saturday

Closed - Sunday

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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.

## 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

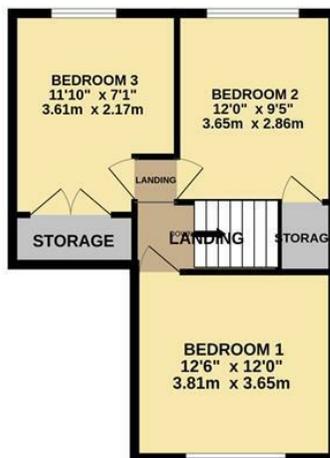
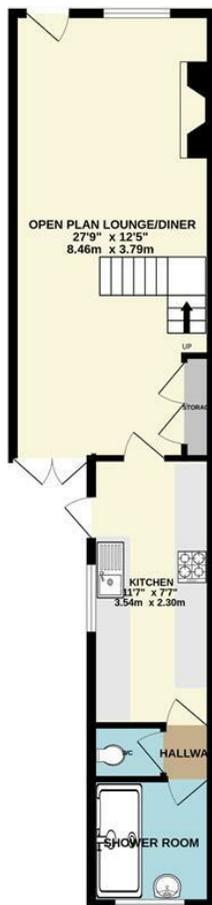
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GROUND FLOOR

1ST FLOOR



## Directions

For Sat nav purposes use the postcode DE11 7PQ

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(02 plus) <b>A</b>	
(81-91) <b>B</b>		(01-01) <b>B</b>	
(69-80) <b>C</b>		(00-00) <b>C</b>	
(55-68) <b>D</b>		(00-00) <b>D</b>	
(39-54) <b>E</b>		(00-00) <b>E</b>	
(21-38) <b>F</b>		(00-00) <b>F</b>	
(1-20) <b>G</b>		(00-00) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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## 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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