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52 Falcon Way
Swadlincote, DE11 7QT
£199,950

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 52 Falcon Way to the market. A spacious and well-presented two-bedroom home situated in a popular and desirable location, offering generous living accommodation, a modern fitted kitchen opening into a bright conservatory, and a low-maintenance rear garden. The property further benefits from a large frontage providing ample off-road parking, including a tandem driveway and additional gravelled parking area. Ideal for first-time buyers or those seeking a home with versatile living space and excellent outdoor areas. EPC: TBC / TAX BAND:A
Contact the office today to arrange your viewing!

- Spacious Two-Bedroom semi-detached home offered with NO UPWARD CHAIN
- Large frontage & tandem driveway offer ample parking
- Modern fitted kitchen
- Two generously sized bedrooms
- Low-maintenance private rear garden
- Located in popular, desirable and convenient Location
- Spacious lounge
- Bright conservatory
- Family bathroom
- EPC: TBC / TAX BAND: A



Location

52 Falcon Way, DE11 7QT, is situated in the Swadlincote area of South Derbyshire, a popular setting offering a balance of everyday convenience and access to the surrounding countryside. The area benefits from local shops, schools, leisure facilities and other essential amenities, with road links providing access to nearby towns and the wider East Midlands region. Swadlincote town centre offers a range of shopping and dining options, while the surrounding area provides opportunities for outdoor recreation and family activities.

Overview

Situated in a popular and desirable location, 52 Falcon Way presents an excellent opportunity for first-time buyers or those seeking a spacious home with generous outdoor space and ample off-road parking. The property offers well-proportioned accommodation throughout, including a spacious lounge, modern fitted kitchen opening into a bright conservatory, two bedrooms and a family bathroom.

To the front, the property benefits from a large frontage providing ample off-road parking, with a tarmac tandem driveway to the side and an additional gravelled area offering further parking options.

Upon entering, you are welcomed by an entrance porch featuring tiled flooring and a side window allowing plenty of natural light. A stylish glass feature door leads through into the spacious lounge, which is positioned to the front of the property and enjoys a front-facing window, creating a bright and inviting living space. There is ample room for freestanding furniture, while stairs rise to the first floor and a further glass feature door opens into the kitchen and conservatory area.

The modern fitted kitchen is a great size and offers a range of complementary wall and base units, work surfaces and attractive tiled splashbacks. Integrated appliances include a double oven, hob and extractor, while a stainless steel sink and drainer is positioned beneath a window overlooking the rear garden. There is also space and plumbing for additional appliances. The kitchen flows through to a spacious conservatory, creating a versatile open-plan living and dining area. Benefiting from an abundance of natural light and dual-aspect views over the rear garden, the conservatory provides ample space for freestanding furniture, with French doors opening directly onto the garden.

To the first floor, the landing benefits from carpeted flooring, a side-facing window providing natural light and a useful storage cupboard. Doors lead to both bedrooms and the family bathroom.

Bedroom one is a generous double room situated to the front of the property, featuring carpeted flooring, a front-facing window and ample space for freestanding furniture. Fitted wardrobes provide valuable additional storage.

Bedroom two is a well-proportioned single bedroom overlooking the rear aspect, with carpeted flooring and useful storage space. Currently utilised by the vendors as a dressing area, this versatile room could also serve as a bedroom, home office or hobby room, depending on individual requirements.

Completing the first-floor accommodation is the family bathroom, fitted with a white three-piece suite comprising a panelled bath with shower over, low-level WC and wash hand basin. Attractive wall tiling and an opaque rear-facing window complete the space.

Externally, the rear garden has been designed with ease of maintenance in mind. A generous patio area provides an ideal space for outdoor dining and entertaining, complemented by an artificial lawn and a decking area perfect for relaxing during the warmer months. Enclosed by a combination of fencing and wall boundaries, the garden offers a good degree of privacy, while a convenient side gate provides access back to the front of the property.

Overall, 52 Falcon Way is an appealing home offering spacious and versatile accommodation, a bright conservatory, ample off-road parking and a generous, low-maintenance rear garden. With its practical layout and attractive outdoor space, the property would make an ideal first home for buyers looking to take their first step onto the property ladder, as well as those seeking comfortable living space in a popular location.

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

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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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AML for Purchasers

ANTI MONEY LAUNDERING REGULATIONS - : In accordance with current Anti-Money Laundering (AML) Regulations, once an offer has been accepted, all prospective purchasers will be required to provide proof of identity and address before solicitors can be instructed. This will typically include a valid passport or photocard driving licence together with a recent utility bill or bank statement. *Purchasers will also be required to complete an electronic AML verification. This process must be completed before the transaction can proceed.

*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

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

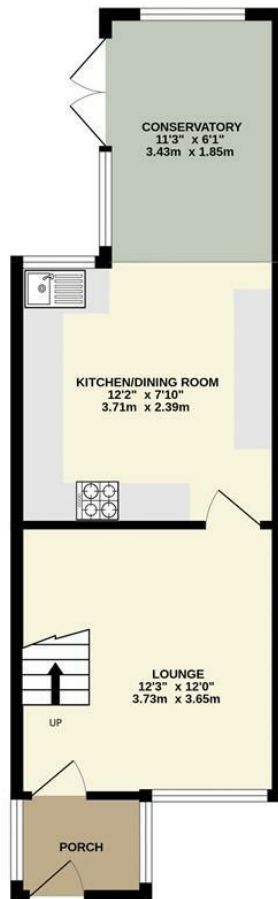
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

Disclaimer

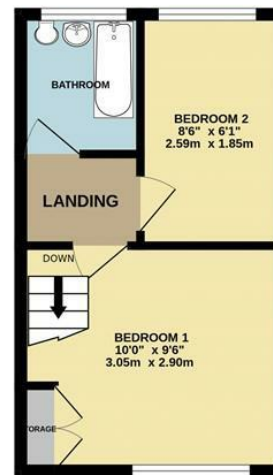
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



GROUND FLOOR



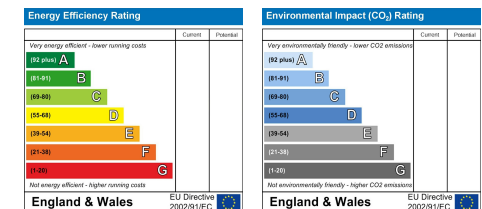
1ST FLOOR



Directions

For sat nav purposes use the postcode DE11 7QT

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: 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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