



4 Russell Street
Swadlincote, Derbyshire DE11 8HW
Reduced to £125,000

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** are delighted to bring to the market this **CRACKING 2 DOUBLE BEDROOM MID TERRACE HOME**, situated in the heart of Swadlincote. **IDEAL FOR FIRST TIME BUYERS, BTL INVESTORS or downsizers!!** Benefitting from **AMPLE OFF ROAD PARKING**, **SPLENDID FITTED KITCHEN**, 2 Reception Rooms, spacious first floor Shower Room, Double glazing and gas centrally heated throughout. Delightful rear garden. **HURRY TO VIEW** Call the Award Winning Agents **LIZ MILSOM PROPERTIES** on 01283 219336. - Open 7 days, late till 8pm weekdays.

- Cracking 2 bedroomed terraced home
- Much improved by present Owners
- Splendid fitted Kitchen incl oven & hob
- First floor Shower Room
- Ample off road parking
- Within walking distance of town
- 2 Reception rooms
- 2 double bedrooms
- Gas central heatng, double glazing
- Delightful rear garden. **VIEW NOW**



Location

Situated in a popular residential area within easy walking distance of Swadlincote town centre and a wide range of amenities including shops, restaurants, healthcare, leisure and transport links. The local bus station is situated just off Civic Way, adjacent to the local Library and Healthcare centre, Post office and High street banks. For recreational purposes there is the Cinema, Greenbank Leisure Centre, Swadlincote Skip slope, within a short traveling distance you will find Conkers and Calke Abbey.

Overview Ground floor

The main entrance to the property is to the front with a door that opens to the Lounge, with feature chimney breast and fitted stove on tiled hearth. Leading through is a further Reception Room which also has space for a dining table, this overlooks the rear garden, with Adam style fire surround with fitted coal effect gas fire. Useful store cupboard, stairs leading off to first floor. Finally access leads through to the extended splendid Kitchen, where there are an excellent range of fitted high gloss cream coloured wall and base units with integrated appliance including fridge freezer, built in oven and hob. All other white goods are excluded from the sale. The kitchen is well equipped having plumbing for an automatic washer, dishwasher and appliance space, attractive tiled effect laminate flooring and dual aspect windows, the back door leads to the slabbed yard and delightful rear garden.

Overview First Floor

To the first floor there is the main generous sized double bedroom, which overlooks the front aspect. Proceeding along the passaged landing with window overlooking the rear garden, the second bedroom is located to the rear with useful store cupboard and access to loft. Finally, but least is the family Shower Room, located to the rear, this is a spacious sized room with three piece suite including double shower cubicle with quality glass screens., pedestal wash hand basin and low level WC. The Worcester gas boiler is also located in this room which serves both the central heating and domestic hot water systems and is carefully concealed within a cupboard.

Internal inspection will reveal - Ground floor:

Front Living Room

11'10 x 11'4 (3.61m x 3.45m)

Dining Room

12'10 x 11'4 (3.91m x 3.45m)

Splendid refitted Kitchen

16'4 x 6'5 (4.98m x 1.96m)

First Floor Stairs and Landing

Double Bedroom

12'0 x 11'6 (3.66m x 3.51m)

Double Bedroom

9'9 x 8'2 (2.97m x 2.49m)

First floor Shower Room

6'6 x 9'10 (1.98m x 3.00m)

Outside - Front off road parking

The property occupies a pleasant position situated off Hill Street, Swadlincote, along an private unadopted road know as Russell Street. Set well back from the road, the present Owners have foregone their front garden to provide valuable OFF ROAD PARKING, with a long driveway, suitable for 2-3 vehicles , which is a short distance from the front door.

Outside Rear

Accessed from the back door leads to a rear slabbed yard and pedestrian access from some neighbouring properties to cross the back for garden maintenance or refuse bins. The rear garden has been landscaped with a picket fencing ideal for dogs with a slabbed patio area making a secure area and a further picket fence leading to a gravelled patio area with circular patio, further lawned area with path leading to the bottom of the garden. Brick built outbuilding and well maintained panelled fenced boundaries.

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.

To view: Strictly through Liz Milsom Properties

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 – offering straight forward honest advice and extremely competitive fees.

Available

8.00 am – 8.00 pm Monday to Friday,

9.00 am – 4.00 pm Saturday

11.00 am – 2.00 pm Sunday.

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

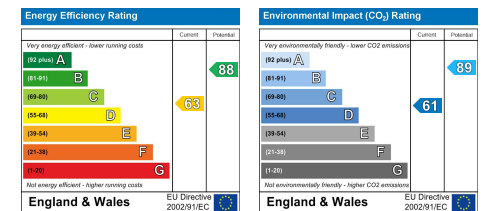
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

LMPL/LMM/EMM/10.09.2021/1 DRAFT



Directions

The property is best approached by travelling from Civic Way, Swadlincote, at the mini roundabout take the fourth exit right, into Church Street and at the junction turn left into Hill Street, Russell Street issues off to the left, the subject property is set back from the road, benefiting from ample off road parking. For SAT NAV purposes - USE DE11 8HW



Seabrook House, Dinmore Grange, Hartshorne,
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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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