



48 Westfield Road
SWADLINCOTE, Derbyshire DE11 0BG
£265,000

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES LTD **** are excited to bring to the market this DELIGHTFUL, Semi-Detached home offered with NO UPWARD CHAIN and located in the ESTABLISHED DESIRABLE location of Westfield Road - with , spacious Lounge and separate Dining Room, well equipped Breakfast Kitchen with Utility area and ground floor Cloaks/WC, 3 DOUBLE Bedrooms and four piece Family Bathroom. OFF ROAD PARKING in an abundance, GARAGE & well maintained gardens to both the front and rear elevations - EPC Rating "C". VIEWING - STRICTLY through LIZ MILSOM PROPERTIES LTD the double Award Winning Agent.....

- SPLENDID Semi-Detached Home
- Three DOUBLE Bedrooms
- Separate Dining Room
- Cloaks/WC & Family Bathroom
- Garage & Off Road Parking
- Close to town & amenities
- Spacious Lounge
- Fitted Kitchen & Utility Area
- UPVc Glazing & Gas Central Heating
- NO UPWARD CHAIN



Location

Westfield Road is a much favoured & highly respected location, handy for the town, close to excellent recreational activities including Eureka Park, Swadlincote Ski Slope, Greenbank Leisure Centre and Conkers. Strategically placed for the commuter, Swadlincote is well placed for the the A511, A38 and M42 leading to the towns of Burton on Trent, Ashby-de-la-Zouch, Lichfield; and the cities of Leicester, Nottingham and Birmingham.

Reception Hallway

14'8" x 3'3" (4.47m x 0.99m)

Having stairs off to the first floor, feature stained glass window and beautiful parquet flooring with doors leading to Lounge, Dining Room and Kitchen.

Separate Dining Room

12'6" x 11'5" (3.81m x 3.48m)

Again a lovely light and airy room with double glazed patio doors overlooking the rear garden, feature fireplace with fitted gas fire, coving detail to the ceiling and central heating radiator.

Spacious Lounge

13'1" x 11'6" (3.99m x 3.51m)

A great sized room having a double glazed bay window to the front elevation, feature stone fire surround with inset gas fire, coving detail to ceiling, carpet to the flooring and central heating radiator.

Splendid Fitted Kitchen

12'0" x 9'0" (3.66m x 2.74m)

Having an excellent range of contemporary white wall and floor mounted units with granite work surfaces over incorporating a stainless steel sink unit and drainer with mixer tap over, integrated fridge and dishwasher, built-in gas double oven and hob with concealed extractor hood over. Granite up-stand and splash back, tiled flooring, two double glazed windows, one to rear and one to the side elevation, central heating radiator and door leads to:

Rear Porch/Lobby

A fully enclosed area with tiled floor, double glazed door leading side pathway and further double glazed door leading onto the rear patio and garden. Two further doors lead into the Utility Room and downstairs Cloaks/WC.

Separate Utility Room

Having plumbing for automatic washing machine, shelving and storage areas.

Cloaks/WC

Having a low level WC, wash hand basin and double glazed window to the side elevation.

Stairs to First Floor & Landing

Stairs from the Hallway leads to a half landing with opaque UPVc double glazed window to the side elevation, further stairs lead to the full landing having access to roof void, fitted airing cupboard housing the combination boiler, telephone point, access to the loft which we believe from the current Vendor is part-boarded for storage purposes, and doors leading off to all bedrooms.

Bedroom One

13'2" x 11'4" (4.01m x 3.45m)

A super sized bedroom, with double glazed window to the front elevation, TV aerial point, centre light point, carpet to the flooring and central heating radiator.

Bedroom Two

12'6" x 11'5" (3.81m x 3.48m)

Again a further great sized DOUBLE bedroom, having double glazed window to the rear elevation, TV aerial point, central heating radiator, carpet to the flooring and built-in storage cupboard.

Bedroom Three

12'0" x 10'2" (3.66m x 3.10m)

This property benefits from having three DOUBLE bedrooms with the third being no exception, having double glazed window to the front elevation, coving to ceiling and central heating radiator.

Four Piece Family Bathroom

9'0 x 9'0" reducing to 5'2" (2.74m x 2.74m reducing to 1.57m)

A spacious room being fully tiled and housing a four piece suite comprising of panelled bath, low level WC, pedestal wash hand basin and fully enclosed shower cubicle with 'Triton: electric shower, concealed spot lighting, coving and textured detail to the ceiling and double central heating radiator.

Outside - Front

Situated well back the road and offering a driveway for numerous vehicles leading to the GARAGE. A pleasant front garden with mature shrubs and trees. A side pathway leads to the rear porch and also gives access to two in-built storage areas via timber doors.

INTEGRAL GARAGE

With metal up and over door, wall mounted cupboard, power and light supply, side courtesy door.

Outside - Rear

A substantial rear garden being mainly laid to paving with dwarf walls and raised flower beds, being of low maintenance and leads to a breeze block built outhouse. Feature pergola and plenty of room for entertaining on summer evenings. Fence panelled boundaries.

Viewing Strictly Through Liz Milsom Properties

To view this lovely please contact our dedicated Sales Team at Liz Milsom Properties.

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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.

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

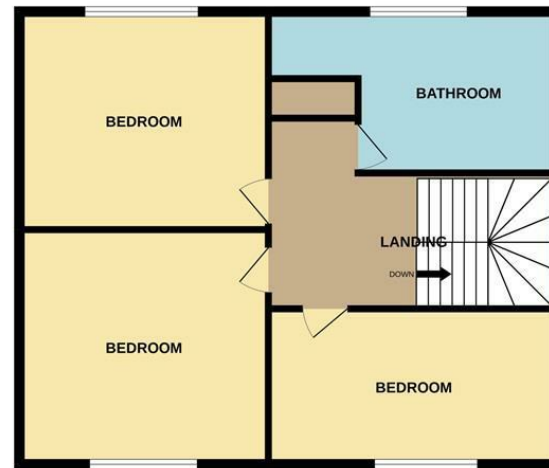
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



GROUND FLOOR
1052 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



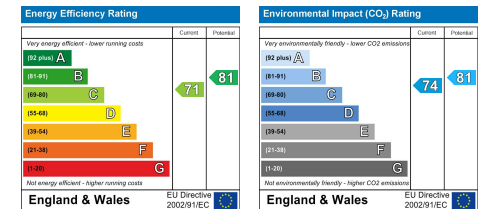
TOTAL FLOOR AREA : 1815 sq.ft. (168.6 sq.m.) approx.

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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Directions

The property is best approached by travelling along the A511 Ashby de la Zouch to Burton upon Trent trunk road, turn left into Springfield Road, proceed for some distance then take a right hand turning into Westfield Road, the subject property can be identified on the right hand side, clearly denoted by our distinctive red 'For Sale' board.



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COUNCIL TAX

Band: B

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

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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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