72 Hastings Road, Swadlincote, DE11 9AJ
£110,000







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**LIZ MILSOM PROPERTIES ** in conjunction with IAMSOLD AUCTIONS are delighted to offer, this 2 Bedroom terraced property with rear garden. This property is for sale by MODERN METHOD OF AUCTION powered by IAMSOLD Ltd. Located in a highly regarded street, a short distance from the Town Centre with excellent transport links. Property is offered for sale through the Modern Method of Auction which is operated by IAmSold Limited - EPC Rating "D"/Council Tax Band "A".

** AUCTION LIVE & OPEN - DEADLINE FOR CLOSEING AUCTION on THURSDAY 29 OCTOBER 2026 at 1.00 pm Book you viewing appointment TODAY!!

NOTE : This property is for sale by MODERN METHOD OF AUCTION powered by IAMSOLD Ltd- Starting Bid £110,000 plus Reservation Fee - Please refer to the 'Auctioneers Comments below

Location
Situated in a quiet residential area, the property is within walking distance of Swadlincote town centre, where there are a wide range of retail and leisure facilities.

Overview - Ground Floor
Upon entering the property, you are welcomed into a bright and inviting entrance hallway with stairs rising to the first-floor accommodation. Leading off the hallway is a generously proportioned living room offering an ideal space for relaxation and everyday family living, which in turn opens through to the dining room — perfect for both formal dining and entertaining guests.

The accommodation continues through to the galley-style kitchen, which is fitted with a range of matching base and wall-mounted units with complementary work surfaces over. There is ample space for a variety of freestanding appliances, along with a single drainer sink unit and practical preparation areas. A rear door provides convenient access to the enclosed rear garden, creating an easy flow between indoor and outdoor living spaces.

Overview - First Floor
To the first floor, the property offers two well-proportioned bedrooms, both providing comfortable accommodation with ample space for a range of bedroom furniture, making them ideal for couples, small families or those working from home.

Completing the upstairs accommodation is a spacious family bathroom, fitted with a modern white suite comprising a shower-bath hybrid with shower over, low-level WC and wash hand basin. The room is further enhanced by a heated towel rail and offers both practicality and comfort for everyday living.

Reception Hallway

Spacious Lounge/Diner
22'1 x 11'1 (6.73m x 3.38m)

Kitchen
10'8 x 6'7 (3.25m x 2.01m)

- Traditional Two-Bed Mid Terrace
- Spacious Lounge/Diner
- Two Double Bedrooms
- Great Sized Rear Garden
- Council Tax Band "A"
- Reception Hallway
- Kitchen
- First Floor Family Bathroom
- Close to Amenities
- MODERN METHOD OF AUCTION

Stairs to First Floor & Landing

Bedroom One
14'1 x 10'9 (4.29m x 3.28m)

Bedroom Two
11'0 x 6'7 (3.35m x 2.01m)

First Floor Bathroom
10'8 x 6'7 (3.25m x 2.01m)

Outside - Overview
Externally, the property enjoys a surprisingly generous rear garden, offering an excellent outdoor space ideal for both relaxation and entertaining. The garden features a paved patio seating area, perfect for al fresco dining and summer gatherings, together with a combination of low-maintenance astro turf and natural lawn providing an attractive and versatile setting for families and keen gardeners alike.

In addition, the property benefits from useful connecting storage areas, offering practical space for garden equipment, bicycles or general household storage, further enhancing the functionality of this appealing outdoor space.

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 – 5.30 pm Monday - Thursday
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.

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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.

Auctioneer Comments:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (IAmSold Ltd).

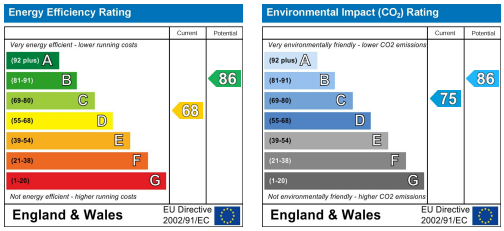
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. This property has a Buyer Information Pack (Currently awaited) which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by IAmSold.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

Directions
For SatNav purposes please follow DE11 9AJ





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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