

93 Pennine Way
Swadlincote, DE11 9EY
Offers over £185,000

lizmilsom
properties

93 Pennine Way, Swadlincote, DE11 9EY

***** LIZ MILSOM PROPERTIES ***** are delighted to bring 93 Pennine Way to the market. A well-presented three-bedroom mid-terraced home situated in a popular and convenient location. Offering spacious lounge diner, fitted kitchen, three well-proportioned bedrooms, modern family bathroom, ample off-road parking and a generous enclosed rear garden. Ideal for first-time buyers and families alike. Early viewing is highly recommended! EPC: TBC / TAX BAND: B Contact the office today to arrange your viewing!

- Well-presented spacious three-bedroom mid-terraced home
- Spacious & bright lounge diner with sliding doors opening onto the rear garden
- Three well-proportioned bedrooms, including two generous doubles
- Large enclosed rear garden with patio and lawned areas
- Ideal for first-time buyers and growing families
- Ample off-road parking via driveway
- Fitted kitchen
- Modern family bathroom
- Popular and convenient setting well placed for everyday amenities
- EPC: TBC / Tax Band: B







Location
Situated in the convenient & popular setting of Swadlincote, 93 Pennine Way benefits from a range of local amenities. The property is ideally positioned for access to nearby shops, supermarkets and everyday conveniences, with Swadlincote town centre offering a wider selection of retail outlets, cafés and leisure facilities. Families will appreciate the proximity of Pennine Way Junior Academy within easy reach. There are also nearby green spaces, providing opportunities for outdoor recreation. The area benefits from regular bus services, while Burton-on-Trent railway station provides connections to surrounding towns and cities. The location offers a practical balance of local convenience, schooling and transport links.

Overview
A well-presented three-bedroom mid-terraced home, ideally situated in a popular and convenient location, offering spacious and well-proportioned accommodation throughout. The property benefits from ample off-road parking to the front, a generous rear garden and would make an ideal purchase for first-time buyers, growing families or those looking to secure a comfortable home in a sought-after setting.

Upon entering, the property opens into a welcoming entrance hall, with stairs rising to the first floor and a door leading into the spacious lounge diner. This superb reception space extends across the property, with a front-facing window allowing plenty of natural light to fill the room. There is ample space for freestanding furniture, a useful understairs storage cupboard and a dedicated dining area to the rear. Sliding doors overlook the rear garden, creating a lovely connection between the indoor and outdoor spaces and enhancing the bright, airy feel of the room.

A walkway leads through to the kitchen, which is positioned to the rear of the property and fitted with a range of wall and floor-mounted units, complemented by work surfaces. Features include a stainless steel drainer sink positioned beneath a window overlooking the rear garden, a freestanding oven and hob, together with plumbing and space for additional appliances. The kitchen also houses the Ideal boiler.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. Bedroom one is a generous double bedroom situated to the rear of the property, benefiting from carpeted flooring, a rear-facing window and ample space for freestanding furniture. Bedroom two is another spacious double bedroom, positioned to the front and enjoying a pleasant outlook, with carpeted flooring and plenty of room for bedroom furnishings. Bedroom three is a good-sized single bedroom, also located to the front, with a window overlooking the front aspect and space for freestanding furniture.

Completing the first-floor accommodation is the modern family bathroom, fitted with a complementary three-piece suite comprising a panelled bath with shower over, wash hand basin and WC. The room is finished with attractive wall and floor tiling, creating a sleek and contemporary feel, while an opaque rear-facing window provides natural light.

Externally, the property continues to impress. To the front, there is ample off-road parking provided by a driveway, with steps leading up to a lawned fore garden and the main entrance. To the rear is a particularly generous garden, offering an excellent outdoor space for both relaxing and entertaining. A patio area provides the perfect setting for outdoor seating during the summer months, with additional space for a garden shed. Steps lead up to a substantial lawned area, all enclosed by fenced boundaries to provide a good degree of privacy.

Overall, 93 Pennine Way presents an excellent opportunity to purchase a well-presented and spacious three-bedroom home in a popular and convenient location. With its generous living accommodation, ample off-road parking and large rear garden, the property is ideally suited to first-time buyers and families alike. An internal viewing is highly recommended to fully appreciate all that this lovely home has to offer.

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 COMPETITVE 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

CALL THE MULTI-AWARD WINNING AGENT TODAY

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.

Property to Sell? Then why pay more?....

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.

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.


lizmilsom
properties

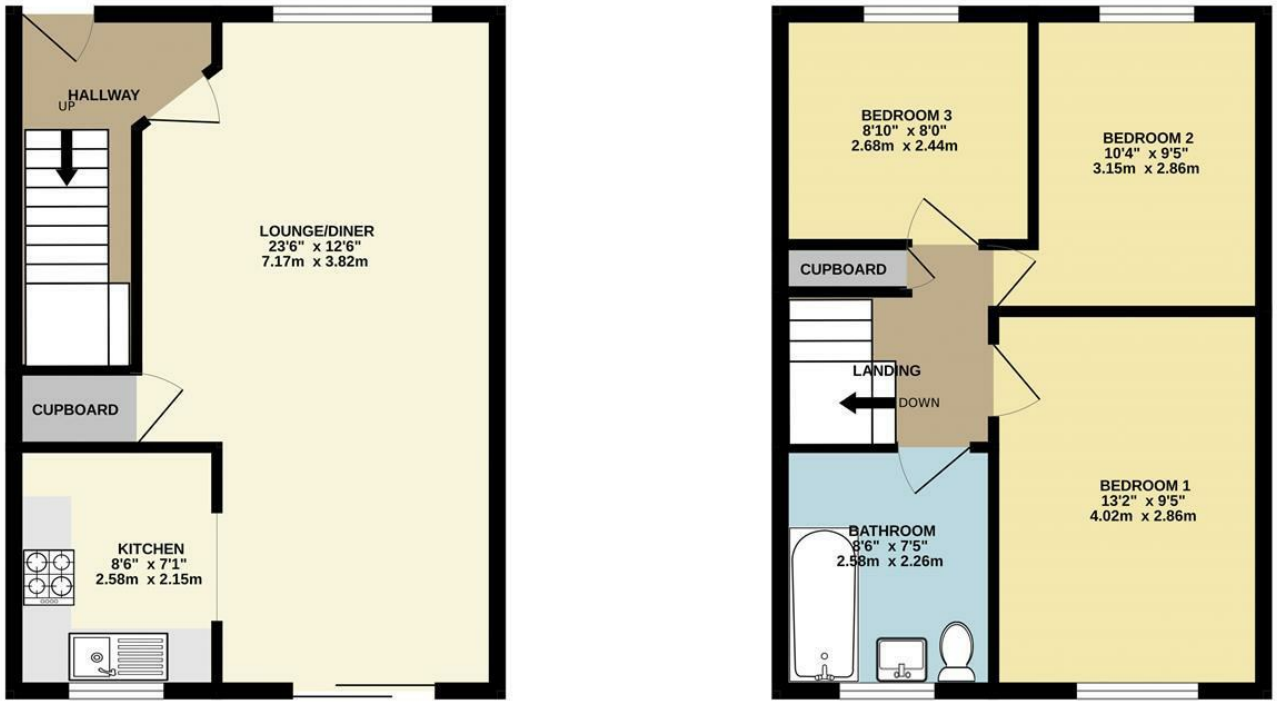

lizmilsom
properties


lizmilsom
properties


lizmilsom
properties

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



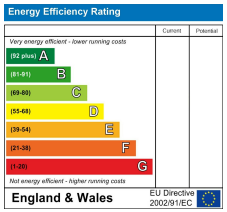
DE11 9EY

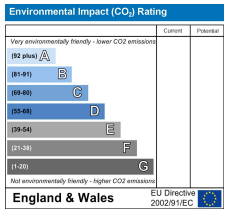
TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.

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.
Made with Metropix ©2026

Directions

For sat nav purposes use the postcode DE11 9EY





Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom

t 01283 219336

m 07974 113853

e liz.milsom@lizmilsomproperties.co.uk

w lizmilsomproperties.co.uk

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
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.

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:

Call: 01283 219336
Online: www.mortgageadvicebureau.com/lizmilsom



Mortgage Advice Bureau

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 6202