



615 Burton Road
Swadlincote, DE11 0DH
£159,950

**lizmilsom**
properties

615 Burton Road, Swadlincote, DE11 0DH

***** LIZ MILSOM PROPERTIES ***** are delighted to bring 615 Burton Road to the market. Offered with no upward chain, this well-presented two-bedroom end-terrace home provides spacious accommodation throughout, generous off-road parking, and a low-maintenance rear garden. Benefiting from two double bedrooms, a modern kitchen diner, ground floor WC, First floor shower room and excellent privacy to the frontage, this property presents an ideal opportunity for first-time buyers, downsizers, or investors seeking a home in a convenient and well-established location. EPC: TBC / TAX BAND: A. Call the office today to arrange your viewing.

- Well-presented two-bedroom end-terrace home
Offered for sale with no upward chain
- Modern fitted dining kitchen
- Two well-proportioned double bedrooms
- Low-maintenance rear garden
- Ideal purchase for first-time buyers, downsizers, or investors
- Spacious front-facing lounge with feature electric fireplace
- Ground floor WC
- First floor shower room
- Generous driveway providing ample off-road parking
- Hive Gas Central Heating & Double Glazed



Location

Situated in the popular setting of Midway, this property enjoys a convenient location close to a range of everyday amenities, including local shops, supermarkets, schools, and healthcare facilities. Burton upon Trent town centre is just a short drive away, offering a wider selection of retail, leisure, and dining options. The area benefits from excellent transport links, with easy access to the A38 and A50 providing convenient routes to Derby, Birmingham, and beyond. Nearby parks, countryside walks, and recreational facilities also make this an appealing location for families, first-time buyers, and commuters alike.

Overview

This well-presented two-bedroom end-terrace home provides generously proportioned accommodation throughout and represents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Set behind a wall boundary with mature shrubs and trees providing a pleasant degree of privacy, the property enjoys excellent kerb appeal with a substantial tarmac and slabbed driveway offering ample off-road parking. Side access is available via a gated entrance leading to both the side entrance door and rear garden.

Upon entering, you are welcomed into the entrance hallway with stairs rising to the first-floor accommodation and access through to the spacious lounge. Positioned to the front of the property, the lounge is a generous reception space benefiting from a large window overlooking the front aspect, allowing plenty of natural light to flood the room. Additional features include carpeted flooring, an electric fire with decorative surround creating an attractive focal point, TV point, and central ceiling light.

To the rear of the property is the fitted kitchen diner, offering a range of modern wall and base units complemented by rolled-edge work surfaces. The kitchen benefits from an integrated stainless steel sink and drainer positioned beneath a window overlooking the rear garden, with additional space and plumbing available for further appliances. A further rear-facing window provides additional natural light.

Leading from the kitchen is a useful rear porch area with access to a separate ground floor WC featuring a low-level WC and frosted rear window, an understairs storage cupboard, and an external door providing access to the rear garden.

To the first floor, the landing benefits from a side-facing window, carpeted flooring, and loft access. Bedroom One is a

fantastic-sized double room located to the front aspect, offering useful fitted storage cupboards and pleasant views to the front elevation. Bedroom Two is another generously proportioned double bedroom overlooking the rear garden.

Completing the accommodation is the shower room, fitted with a three-piece suite comprising a shower cubicle, low-level WC, and wash hand basin, together with pine panel detailing, an opaque rear window, and housing for the boiler.

Externally, the rear garden has been designed with low maintenance in mind and features a patio seating area enclosed by walled and hedged boundaries, creating a private outdoor space to enjoy.

Important Note: Probate has been applied for but has not yet been granted.

Overall, this is a fantastic opportunity to acquire a spacious home in a desirable setting, offering excellent potential and ready to be enjoyed with the added benefit of no upward chain.

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.

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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

CALL THE MULTI-AWARD WINNING AGENT TODAY

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.

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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Disclaimer

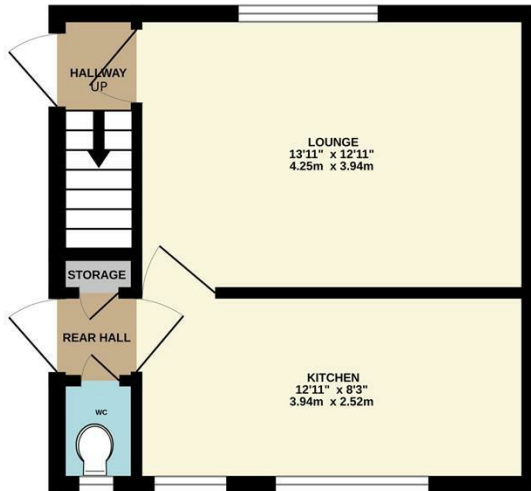
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



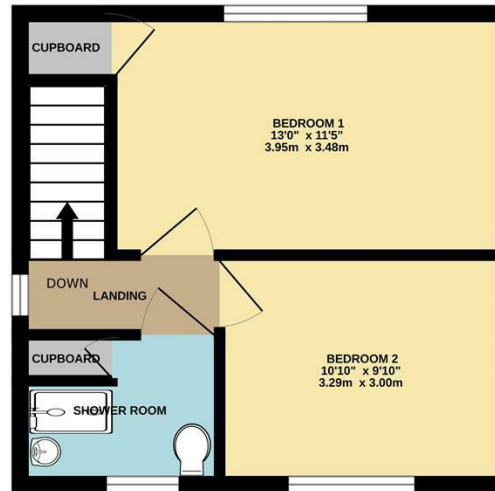
Directions

For sat nav purposes use the postcode DE11 0DH

GROUND FLOOR
261 sq.ft. (24.2 sq.m.) approx.



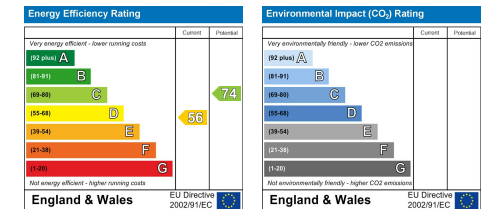
1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.1 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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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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