4 The Old Blacksmiths School Street
Swadlincote, DE11 9BY
£150,000

lizmilsom properties

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring to the market 4 The Old Blacksmiths. A well-presented two-bedroom mid-terraced flat offered with no upward chain, featuring a bright open-plan kitchen/living space, modern bathroom, Two generously sized bedrooms, allocated parking space and a fantastic-sized private rear garden. An ideal first-time purchase or ready-to-move-into home. EPC: C/ TAX BAND: A. Call the office today to arrange your viewing.

- Two-bedroom mid-terraced flat offered with no upward chain
- Bright and spacious open-plan kitchen/living/dining area
- Generous double bedroom
- Versatile second bedroom/ideal home office
- Modern three-piece family bathroom
- Large private, non-overlooked rear garden
- One allocated parking space
- EPC: C / TAX BAND:

Location
4 The Old Blacksmiths is situated on School Street in the popular setting of Church Gresley, Swadlincote, within easy reach of the town centre and a range of local amenities. The property benefits from convenient access to shops, supermarkets, schools, leisure facilities and everyday services, while nearby road links provide access to Burton upon Trent, Derby, Ashby-de-la-Zouch and the wider East Midlands.

Overview
A well-presented two-bedroom mid-terraced flat, offered to the market with no upward chain, providing an excellent opportunity for first-time buyers, downsizers or those seeking a ready-to-move-into home.

The property is set behind a walled boundary and is accessed via a shared entrance, with a block-paved shared driveway providing one allocated parking space.

Upon entering, the welcoming entrance hallway leads into the bright and spacious open-plan kitchen/living area. The kitchen is fitted with a modern range of white wall and floor-mounted units, complemented by work surfaces and integrated appliances including an oven and hob. A drainer sink is positioned beneath a window overlooking the front aspect, while plumbing and space are provided for additional appliances. The wall-mounted boiler is also housed within the kitchen area.

The lounge/diner is a particularly generous space, offering ample room for a range of freestanding furniture and benefiting from carpeted flooring. A skylight and high ceilings allow plenty of natural light into the room, creating a bright and airy feel. Patio doors provide direct access to the rear garden, further enhancing the sense of space and bringing the outside in.

Bedroom One is a generous double bedroom situated to the rear of the property, featuring carpeted flooring, a radiator and a window overlooking the garden.

Bedroom Two is a well-proportioned single bedroom with a front-aspect window, carpeted flooring and radiator. The room is versatile and would also lend itself well to use as a home office or dressing room.

The family bathroom completes the accommodation and is fitted with a modern white three-piece suite comprising a panelled bath with shower over and shower screen, low-level WC and vanity wash hand basin with useful storage beneath. The room benefits from part-tiled walls and a heated towel rail.

To the rear, the property boasts a fantastic-sized garden, which is a real asset. A paved patio area provides the ideal spot for outdoor seating and entertaining during the warmer months, while steps lead up to a large lawned area. The garden is enclosed by fenced boundaries, offering a good degree of privacy, and is notably non-overlooked.

Overall, 4 The Old Blacksmiths presents an excellent opportunity to purchase a bright and stylish two-bedroom home with a spacious open-plan layout, modern bathroom, allocated parking and a substantial private rear garden. Offered with no upward chain, this property is ideally suited to first-time buyers looking to take their first step onto the property ladder or those seeking a comfortable, ready-to-move-into home.

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?....

A t 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.


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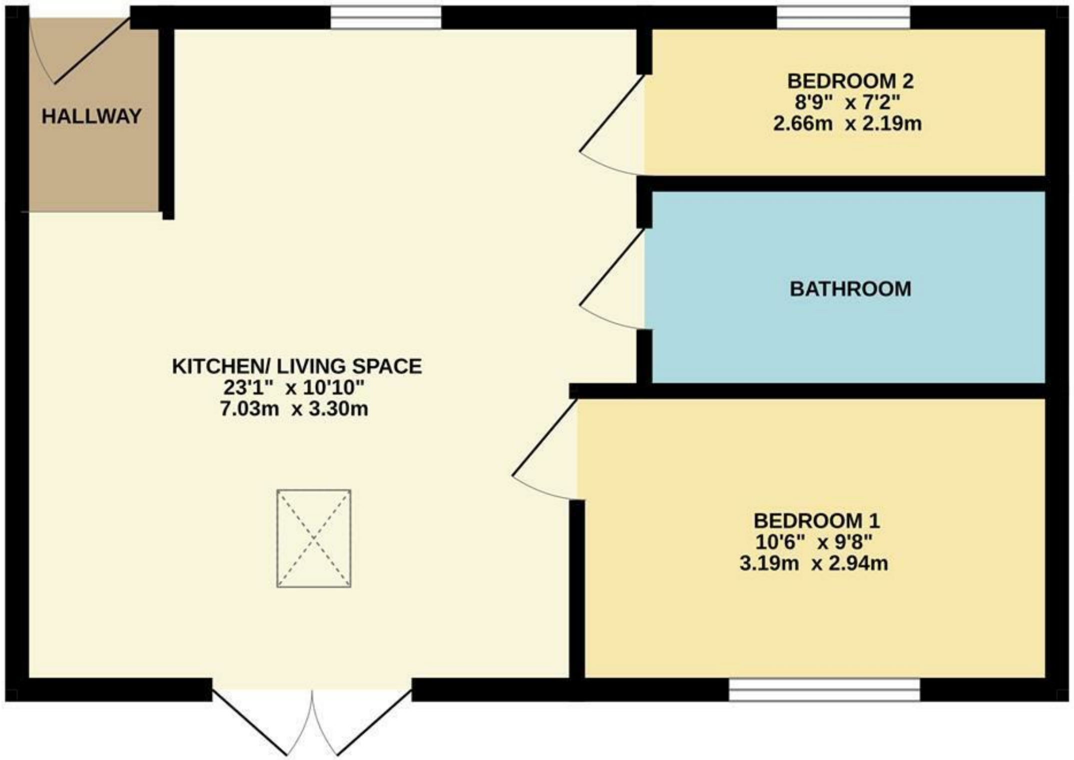
GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 427 sq.ft. (39.6 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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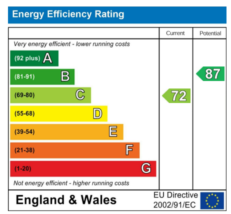
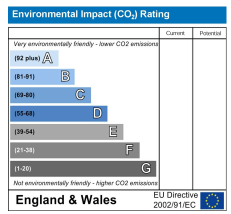
Directions

For sat nav purposes use the postcode DE11 9QZ





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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.