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41 Audens Way
Swadlincote, DE11 0HH
£199,950

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 41 Audens Way to the market. Offered with no upward chain, this spacious two-bedroom semi-detached home provides well-proportioned accommodation, excellent off-road parking and a generous low-maintenance rear garden. The property benefits from a large block-paved driveway with ample parking for several vehicles, making it ideal for those with campers, caravans or multiple vehicles. Internally, the accommodation comprises an entrance hall, spacious lounge with walk-in bay window, fitted kitchen with integrated appliances, excellent-sized brick-built conservatory, two bedrooms and a family bathroom. The generous rear garden features a large patio and artificial lawn, with secure gated side access. Ideally suited to first-time buyers, couples or those seeking a comfortable home in a popular and convenient Swadlincote location.

- Two-bedroom semi-detached home offered with NO UPWARD CHAIN
- Spacious lounge with attractive walk-in bay window
- Excellent-sized brick-built conservatory
- Family bathroom
- Popular and convenient Swadlincote location
- Large block-paved driveway offers ample off-road parking for several vehicles
- Fitted kitchen
- Two well-proportioned bedrooms
- Generous, private low-maintenance rear garden
- EPC: C / TAX BAND: A



Location

Situated on Audens Way within the popular location of Midway, this property enjoys a convenient setting with a range of local amenities close by. The surrounding area offers access to everyday shopping, schools, recreational facilities and local bus services, while Swadlincote town centre is within easy reach for a wider selection of shops, cafés and leisure facilities. The location also provides good road links towards Burton upon Trent, Derby and the surrounding towns, making it well placed for commuters.

Overview

Offered with no upward chain, this spacious two-bedroom semi-detached home presents an excellent opportunity for first-time buyers, couples or those looking for well-proportioned accommodation with excellent off-road parking and a generous rear garden. Situated in a popular and convenient Swadlincote location, the property benefits from a large block-paved driveway with ample parking for several vehicles, making it particularly suitable for those with campers, caravans or multiple vehicles. A secure side gate provides access to the rear garden, and the side entrance door leads into the property.

Upon entering, the entrance hall provides access to the spacious lounge and fitted kitchen.

The lounge is a generous reception room positioned to the front of the property, featuring a particularly attractive walk-in bay window overlooking the front aspect. There is a radiator, centre light point and wall lighting, while carpeted stairs rise to the first floor.

The fitted kitchen benefits from a range of matching wall and floor-mounted units with complementary work surfaces. Integrated appliances include a fridge freezer, oven, hob with extractor, drainer sink and dishwasher, with plumbing and space available for further appliances. The room features tiled flooring, part-tiled walls, radiator and a window overlooking the rear garden. Sliding doors lead through to the conservatory.

The brick-built conservatory is a fantastic additional reception space, enjoying an abundance of natural light and dual-aspect views across the rear garden. Features include tiled flooring, radiator, wall-mounted air conditioning and French doors opening directly onto the garden.

To the first floor are two bedrooms and the family bathroom.

Bedroom One is a generously proportioned double bedroom situated to the front of the property, with fitted carpet, radiator, a window overlooking the front elevation and useful built-in overbed storage, wardrobes & drawers

Bedroom Two is a good-sized single bedroom positioned to the rear, benefiting from a built-in storage cupboard, with a further cupboard housing the boiler. A window overlooks the rear garden.

The family bathroom completes the first-floor accommodation and comprises a white three-piece suite including a panelled bath with shower over and shower screen, vanity wash hand basin with useful

storage and low-level WC. The room benefits from tiled flooring and walls, heated towel rail and an opaque rear-facing window.

Externally, the rear garden is a particularly attractive feature of the property, offering a generous and low-maintenance space. A large patio area provides an ideal setting for outdoor seating and entertaining during the summer months, while steps lead up to an artificial lawn. Fenced boundaries provide privacy, and a secure side gate gives convenient access back to the front of the property.

Overall, 41 Audens Way offers spacious and versatile accommodation, excellent off-road parking and a generous low-maintenance garden, all within a popular and convenient Swadlincote setting. Offered with no upward chain, early viewing is highly recommended.

Reception Hall

Spacious Lounge

16'0 max x 12'3 (4.88m max x 3.73m)

Fitted Kitchen

12'3 x 10'6 (3.73m x 3.20m)

Conservatory

12'11" x 8'0" (internal measurements) (3.96m x 2.44m (internal measurements))

Bedroom One

12'3 x 10'10 (3.73m x 3.30m)

Bedroom Two

9'5 x 6'5 (2.87m x 1.96m)

Family bathroom

6'9 x 5'6 (2.06m x 1.68m)

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.

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9.00 am - 5.00 pm Friday

9.00 am – 2.00 pm Saturday

Closed - Sunday

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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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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.

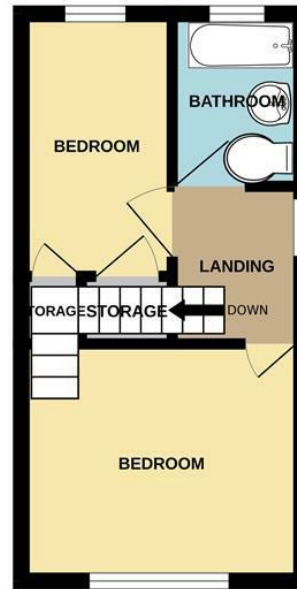
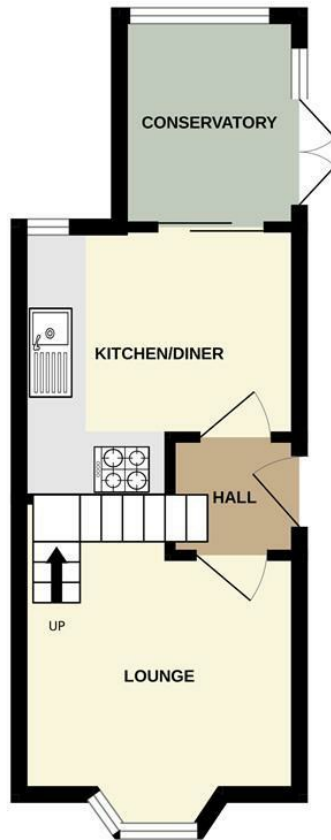
Disclaimer

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.



GROUND FLOOR
246 sq.ft. (22.8 sq.m.) approx.

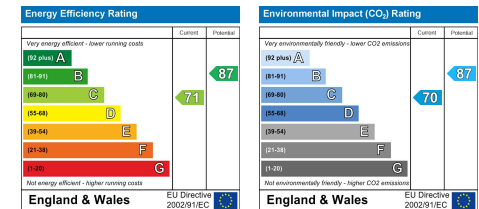
1ST FLOOR
195 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (40.9 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 leaving Swadlincote town centre via Civic Way continue to the island turning left onto Church Street, proceed straight ahead into Midway Road at the mini island turning left into the Poets Estate into Tennyson Ave Following the road round, take the second turning on the right hand side into Audens Way and the property will be found on the right hand side clearly denoted by our red distinctive 'For Sale' board.



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

Directors: E M Milsom G T Milsom

📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk

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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