



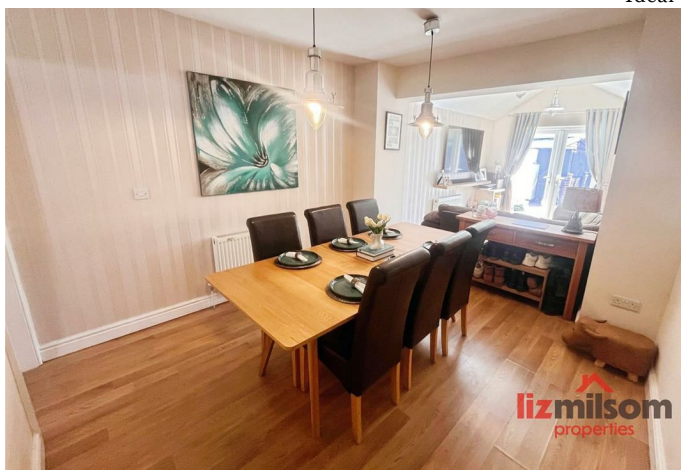
74 School Street
Swadlincote, DE11 9QZ
Reduced to £159,950

lizmilsom
properties

74 School Street, Swadlincote, DE11 9QZ

***** LIZ MILSOM PROPERTIES ***** are delighted to bring to the market 74 School Street. A beautifully presented and extended two-bedroom end-terrace property offering spacious accommodation over three floors. Featuring a stunning extended kitchen, spacious dining room with open plan lounge with French doors out to the rear garden, two generous double bedrooms, modern family bathroom and a low-maintenance rear garden, this charming home is ideal for first-time buyers and investors alike. EPC:C / TAX BAND: A. Call the office today to arrange your viewing !

- Beautifully presented extended Two bedroomed end-terrace home
- Dining area ideal for entertaining
- Two generous double bedrooms
- Useful storage throughout including understairs and eaves storage
- Ideal first-time buyer or investment opportunity
- Bright and airy extended fitted kitchen
- Spacious lounge with impressive patio doors to the rear garden.
- Modern three-piece family bathroom
- Low maintenance rear garden.
- EPC: C / TAX BAND : A



Location

Situated in the popular setting of Castle Gresley, this property enjoys a convenient location with a range of local amenities close at hand, including shops, schools, healthcare facilities and leisure opportunities. The nearby towns of Swadlincote and Ashby-de-la-Zouch offer an excellent selection of retail, dining and entertainment options. The area is well served by road links, with easy access to the A444, A511 and M42, making commuting to Burton upon Trent, Derby, Leicester and Birmingham straightforward. For those who enjoy the outdoors, the National Forest is nearby, providing an abundance of scenic walking and cycling routes, parks and recreational spaces.

Overview

This beautifully presented and deceptively spacious extended two-bedroom end-terrace property offers stylish accommodation arranged over three floors and would make an ideal purchase for first-time buyers looking to step onto the property ladder, as well as investors seeking a ready-to-move-into home.

To the front, the property benefits from convenient on-street parking. Upon entering, you are welcomed into a bright and spacious extended fitted kitchen, featuring a modern range of matching wall and base units complemented by attractive worktops. Velux windows flood the room with natural light, creating a bright and inviting atmosphere. Integrated appliances include an oven, hob and extractor hood, while a stainless steel sink and drainer sits beneath a window overlooking the front aspect. There is ample space and plumbing for additional appliances, tiled flooring, attractive tiled splashbacks, a useful understairs storage cupboard and a further storage cupboard housing the boiler.

A door leads through to the dining area, which offers an excellent space for both everyday dining and entertaining. The room benefits from laminate flooring, a radiator and carpeted stairs rising to the first-floor accommodation. An archway opens into the lounge, a lovely reception space featuring laminate flooring, a radiator and an impressive vaulted ceiling that enhances the sense of space. Double-glazed French doors open directly onto the rear garden, allowing an abundance of natural light to fill the room.

To the first floor, there is a generously sized second bedroom and the family bathroom. Bedroom Two is a spacious double room positioned to the front of the property, enjoying a window overlooking the front aspect, carpeted flooring and useful built-in storage. The room offers ample space for freestanding furniture. The family bathroom is located to the rear and is fitted with a white three-piece suite

comprising a low-level WC, pedestal wash hand basin and bath with mixer shower over. Attractive ceramic tiled splashbacks, a fitted storage cupboard and an opaque rear window complete the room.

Occupying the entire second floor is the impressive bedroom one. This fantastic double bedroom boasts carpeted flooring, a large Velux roof window, exposed beams, radiator and useful under-eaves storage. The room provides plenty of space for a range of freestanding bedroom furniture and enjoys a characterful yet spacious feel.

Externally, the property benefits from a low-maintenance enclosed courtyard garden to the rear, with fenced boundaries and a combination of concrete and gravelled areas, providing an ideal outdoor space for relaxing or entertaining with minimal upkeep required.

Overall, this charming home combines character and modern living, offering spacious and beautifully presented accommodation throughout. Early viewing is highly recommended to fully appreciate everything this delightful property 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 COMPETITIVE 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

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.

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

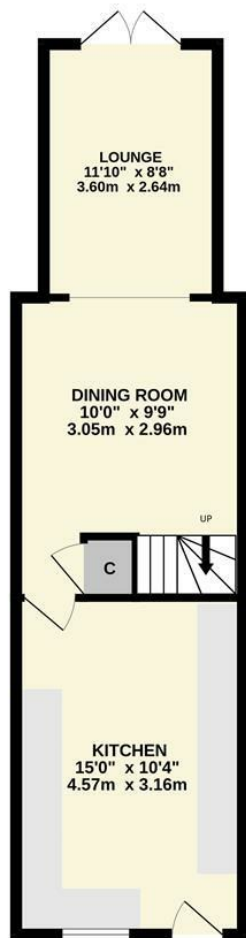
At Liz Milsom Properties, we provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. Put your trust in us, we have a proven track record of success – offering straight forward honest advice and extremely competitive fees.

Disclaimer

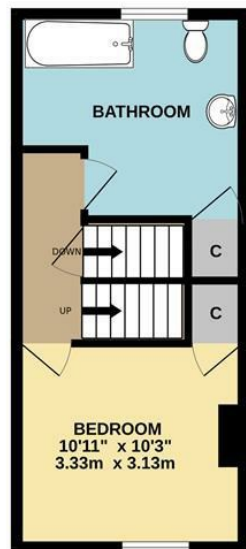
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



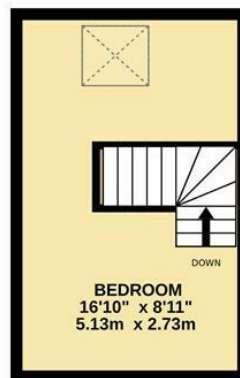
GROUND FLOOR



1ST FLOOR



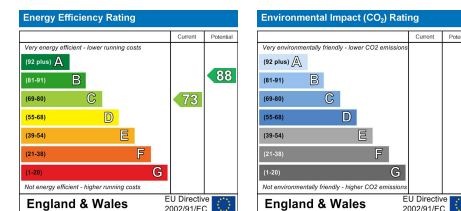
2ND FLOOR



Directions

For Sat nav purpose use the postcode DE11 9QZ

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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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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