



**9 Mayfair**  
**Swadlincote, DE11 0UB**  
**£185,000**

  
**lizmilsom**  
properties

## 9 Mayfair, Swadlincote, DE11 0UB

A Fantastic Opportunity for First Time Buyers & Investors!! With NO UPWARD CHAIN!

LIZ MILSOM PROPERTIES are delighted to present this spacious three-bedroom semi-detached property, ideally situated within a quiet cul-de-sac, located close to local schools, amenities, and bus route. In need of significant upgrading this property offers excellent potential for buyers looking to create their ideal home or investment project. With generous living accommodation, off-street parking, garage, and rear garden, this property combines practicality with exciting scope for improvement. EPC - F Energy rating - Council Tax B. **VIEWING HIGHLY RECOMMENDED.**

- Perfect for for Investors and first time buyers
- A well proportioned 3 bedroomed home
- Lounge/Diner, Reception Porch
- First floor bathroom & Separate WC
- Delightful rear garden
- A great project - in need of significant upgrading
- Quiet cul-de-sac location
- Kitchen, separate Utility
- Attached garage and off road parking
- NO UPWARD CHAIN - VIEWING essential!



## Location

Situated in a select and quiet cul-de-sac, off Fairfield Crescent, in Newhall, the property enjoys access to a range of local amenities including shops, supermarkets, schools, healthcare facilities, and leisure options, along with convenient transport links to surrounding towns and cities.

## Overview - Accommodation

This well proportioned 3 bedroom home offers PLENTY OF POTENTIAL arranged over two floors, once upgraded is perfect for first time buyers, families or those seeking generous living space.

The ground floor features a welcoming Entrance Porch leading into a Hall, with the stairs leading off to the first floor. To the left leads into the Lounge, a comfortable living room, with fireplace and an open fire, which may be changed to a long burner, if required providing an ideal setting for relaxing and entertaining and leading into the dining room area with patio door overlooking the rear garden.

Located to the rear of the property, the kitchen needs upgrading, being a blank canvas for your own style and choice, catering well to everyday family life. An added bonus is the separate Utility which is located to the rear of the garage .

To the first floor, the property offers 3 well-sized bedrooms accessed from the landing, providing flexible accommodation for family members, guests, or home working. A family bathroom serves the bedrooms, ensuring comfort. There is a separate WC for convenience.

The home also benefits from an attached garage, offering secure parking or valuable additional storage space. Situated in Newhall , the property enjoys access to a range of local amenities including shops, supermarkets, schools, healthcare facilities, and leisure options, along with convenient transport links to surrounding towns and cities.

Overall, this is a well-balanced and generously sized home offering practical family living in a convenient residential location.

## The accommodation measurements:

### Reception Porch

4'1" x 5'10" (1.26m x 1.79m)

### Lounge

12'6" x 12'4" (3.83m x 3.76m)

## Dining Room

9'4" x 8'9" (2.87m x 2.69m)

## Kitchen

8'10" x 8'10" (2.70m x 2.71m)

## Utility

7'4" x 5'8" (2.26m x 1.74m)

## Bedroom 1

10'11" x 12'5" (3.35m x 3.80m)

## Bedroom 2

9'9" x 8'11" (2.99m x 2.72m)

## Bedroom 3

7'5" x 9'1" (2.28m x 2.77m)

## Family Bathroom

5'5" x 4'11" (1.67m x 1.51m)

## Separate WC

2'11" x 4'11" (0.89m x 1.51m)

## Outside

The property occupies a pleasant cul-de-sac location, set back from the road, behind a lawned garden and driveway leading to the garage.

The property benefit from a delightful and private rear garden with plenty of space for relaxing and entertaining with patio, lawn and mature shrubs and trees for privacy.

## Attached Garage

16'0" x 7'0" (4.88m x 2.15m)

With connecting door to the property via the Utility.

## 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.

## 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 a ny 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.

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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9.00 am – 2.00 pm Saturday

Closed - Sunday

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## 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.



# Directions

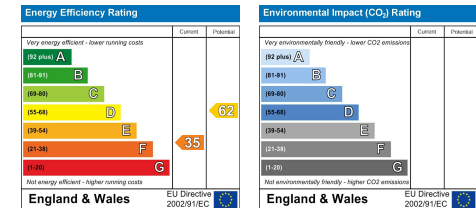
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GROUND FLOOR

1ST FLOOR



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: 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.

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