



13 North Street
Swadlincote, DE11 0AX
£142,500

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***** LIZ MILSOM PROPERTIES***** are delighted to bring 13 North Street to the market. Offered to the market with no upward chain, this well-proportioned two bedroomed mid-terraced property is an ideal purchase for first-time buyers and buy-to-let investors alike. The accommodation briefly comprises a spacious lounge, fitted kitchen, useful utility area, modern ground floor bathroom and two generously sized bedrooms. Externally, the property benefits from a generous rear garden with useful outbuildings, shared access and street parking to the front. Offering conveniently arranged living space, this property is well worth an early viewing.

- Spacious Two bedroom mid-terraced home offered with NO UPWARD CHAIN
- Fitted kitchen
- Modern ground floor family bathroom
- Good-sized rear garden with large lawned area & useful outbuildings
- Well placed for everyday local amenities & road links
- Generously sized front-facing lounge
- Separate inner hallway/utility area
- Two generously proportioned bedrooms
- Ideal first-time purchase or buy-to-let investment opportunity
- EPC: D / TAX BAND: A



Location

13 North Street is situated in Swadlincote, Derbyshire, in a popular area with convenient access to a range of local amenities. The property is well placed for nearby shops, supermarkets and takeaway outlets, while local schools, are within easy reach. Swadlincote town centre offers further shopping, cafés and everyday services. The area also benefits from local bus connections, with Burton-on-Trent railway station approximately 4 miles away, providing additional transport links for commuters and those travelling further afield.

Overview

Offered to the market with no upward chain, this spacious two bedroomed mid-terraced home presents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder or investors seeking a potential rental investment.

To the front, the property benefits from street parking. Upon entering, you are welcomed into a spacious lounge, situated to the front of the property and enjoying plenty of natural light from the front-facing window. This generously sized reception room features laminate flooring, a radiator and an attractive brick-built feature fireplace, creating a focal point to the room. A door leads through to the fitted kitchen.

The kitchen is fitted with a range of white wall and floor-mounted units complemented by worktops, providing useful storage and preparation space. Integrated appliances include an electric oven and gas hob, with additional space available for further appliances. The kitchen also houses the boiler and benefits from a stainless steel sink positioned beneath a window overlooking the rear garden. A useful understairs storage cupboard and laminate flooring complete the space.

Leading off the kitchen is an inner hallway/utility area, offering additional practicality with plumbing for appliances. A side door provides access to the rear garden, while an internal door leads to the family bathroom and stairs rise to the first floor.

The ground floor family bathroom is fitted with a modern white three-piece suite comprising a panelled bath, wash hand basin and low-level WC. Attractive part-tiled walls and tiled flooring create a smart finish, while two opaque side-facing windows allow natural light into the room.

To the first floor are two well-proportioned bedrooms. Bedroom one is a great size double situated to the front aspect and benefits from carpeted flooring, a front-facing

window, a radiator and ample space for freestanding bedroom furniture. Bedroom two is another generously sized bedroom, positioned to the rear of the property, with carpeted flooring and a window overlooking the rear garden.

Externally, the property enjoys a generous rear garden, featuring a large lawned area and useful outbuildings, offering excellent potential for outdoor enjoyment and additional storage. The garden also benefits from shared access with neighbouring properties.

Overall, 13 North Street represents an appealing opportunity for first-time buyers and buy-to-let investors alike, offering spacious accommodation, two double bedrooms, a good-sized garden and the added advantage of being offered with no upward chain. Early viewing is recommended to appreciate the space this 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.

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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.

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.

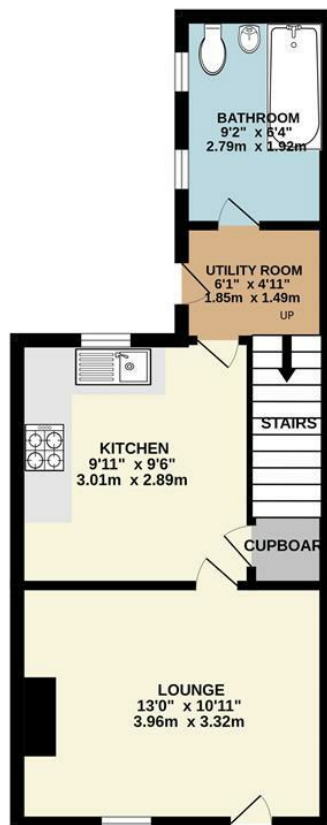
Services

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.

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.



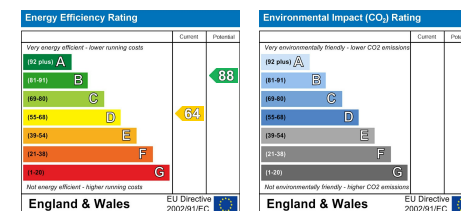


DE11 0AX

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 0AX



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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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