

53 Ticknall Road
Swadlincote, DE11 7AS
Reduced to £155,000

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***** PRICE REDUCTION £155,000 - MOTIVATED SELLERS *****

Offered to the market by Liz Milsom Properties with no upward chain, this charming three-bedroom cottage is ideally located in the heart of the popular village of Hartshorne. The property boasts character features including original beams and an open fireplace, along with off-road parking, a low-maintenance rear courtyard and useful outside storage. Enjoying a strong village community, local pubs and countryside walks right on the doorstep, this delightful home presents an excellent opportunity for buyers seeking character, convenience and village living.

- REDUCED TO £155,000 - MOTIVATED SELLERS
- NO UPWARD CHAIN
- Fitted Kitchen
- Family bathroom
- Village pubs and countryside walks right on the doorstep
- Three-bedroom character cottage Situated in the heart of the popular village of Hartshorne
- Spacious lounge with original beam features, open fireplace & plenty of natural light
- Two double bedrooms and one single bedroom
- Low maintenance courtyard with outhouse & Gravelled driveway providing off-road parking
- HURRY TO VIEW







Location
Occupying a desirable position within the popular village of Hartshorne, 53 Ticknall Road is a three-bedroom cottage offered with the benefit of no upward chain. The village boasts a range of local public houses, a welcoming community, and an abundance of surrounding countryside walks. Hartshorne is well regarded for its balance of rural charm and accessibility, providing convenient links to surrounding towns while enjoying a peaceful village setting. An excellent opportunity for purchasers looking to enjoy village life with everyday convenience close at hand.

Overview
Offered with no upward chain, this charming three-bedroom cottage is located in the heart of the popular village of Hartshorne and presents an excellent opportunity to secure a characterful cottage with countryside walks right on the doorstep.

To the front of the property is a gravelled driveway with a lawned area, providing off-road parking and an attractive approach. Upon entering via the front door, you are welcomed into a spacious lounge, where original beam features and an open fireplace add plenty of charm and character. A back boiler is located within the lounge, while a window overlooking the front elevation allows for an abundance of natural light. The room is finished with laminate flooring and a door leading through to the kitchen.

The kitchen is fitted with a range of wall and floor mounted units offering ample storage, with integrated appliances including a stainless steel drainer sink positioned beneath a window overlooking the rear aspect. Additional features include part-tiled walls, laminate flooring, a useful understairs storage cupboard, and a door providing access to the rear courtyard. A sliding door leads to the staircase rising to the first floor.

To the first floor, the landing provides access to three bedrooms and the family bathroom and a useful storage cupboard.
Bedroom One is a good-sized double located to the rear of the property, featuring carpeted flooring and a window overlooking the rear elevation.
Bedroom Two is another well-proportioned double situated to the front elevation, also with carpeted flooring and a front-facing window.
Bedroom Three is a single bedroom located to the front of the property, with carpeted flooring and a window overlooking the front aspect.

The family bathroom, positioned to the rear, comprises a panelled bath, low-level WC, and pedestal wash hand basin, with tiled splashbacks and carpeted flooring.

Externally, the rear of the property offers a small pathway to a low-maintenance outhouse providing useful storage. Please note that access will need to be provided for neighbouring properties.

Overall, this delightful cottage represents a fantastic opportunity to enjoy village living in the beautiful setting of Hartshorne, with local pubs, and countryside walks close by — all offered with the added benefit of no upward chain.

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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Closed - Sunday

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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.

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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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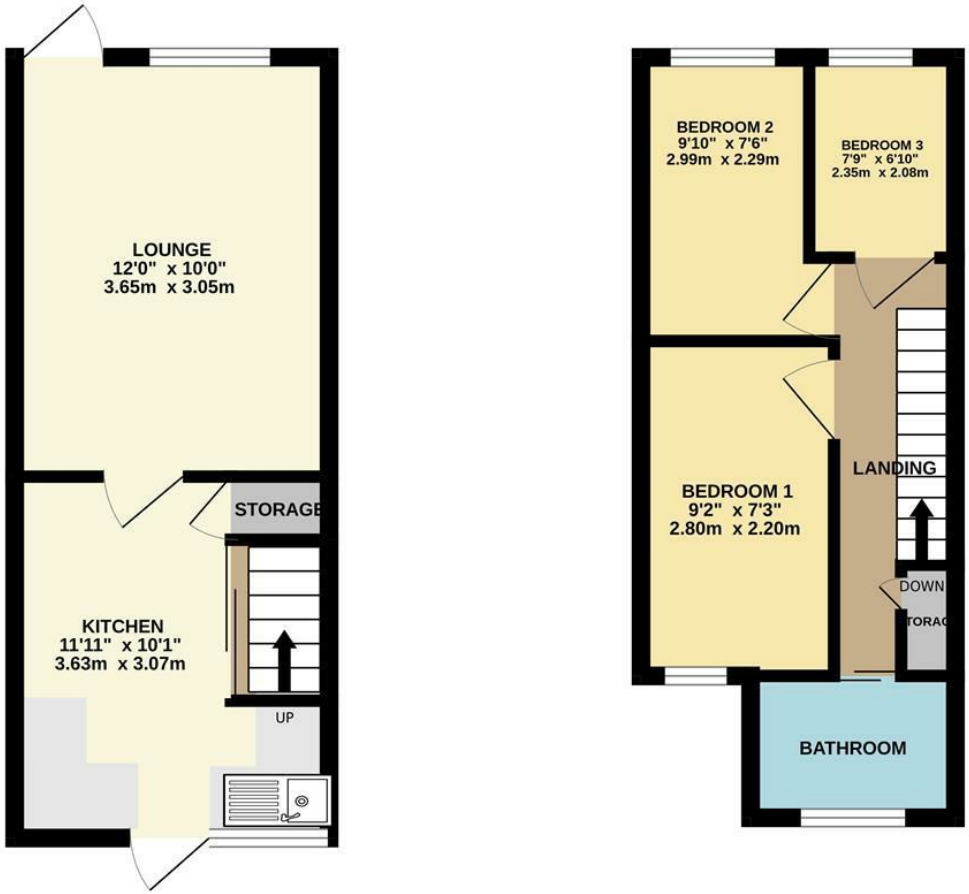

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GROUND FLOOR
244 sq.ft. (22.7 sq.m.) approx.

1ST FLOOR
222 sq.ft. (20.7 sq.m.) approx.

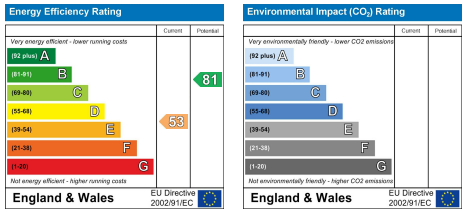


TOTAL FLOOR AREA : 467 sq.ft. (43.4 sq.m.) approx.

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 7AS



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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
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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.

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