

George Street

Church Gresley, Swadlincote, DE11 9NZ



Located on a popular spot in Church Gresley is this semi detached family home. Offered for sale with the benefit of no onward chain, the property requires modernisation throughout but offers a fantastic opportunity for buyers looking for a rewarding renovation project.

£180,000



John German

Ideally located in Church Gresley, this property benefits from excellent commuter links with easy access to the A444, A38, and M42, making travel to Burton, Derby, and Birmingham straightforward. Local schools are within walking distance, making it a convenient choice for families. Swadincote town centre is just minutes away, offering a variety of shops, eateries, and everyday essentials. This is a great opportunity for buyers seeking a well-connected home in a thriving residential area.

The home opens up into the entrance hallway which gives access to the ground floor accommodation and has stairs leading to the first floor. To the left, the living room is a brilliant size with a charming bay window to front. Following on, the sellers have removed an internal wall which now creates a kitchen / diner which flows seamlessly. The property then follows onto the modern shower room, which is fitted with a walk in shower, w/c and wash hand basin.

The first floor landing enjoys three spacious bedrooms, two of which can comfortably fit a double bed and ample bedroom furniture. The master bedroom enjoys an en suite w/c.

The rear garden at the property is one of the standout features. Featuring patio and lawn areas which are privately enclosed to the perimeter. To the rear of the garden, the home has a garage, which can also be accessed via a dirt track around the back of the property. Access to the track is just off the entrance to Gresley Old Hall.

Note: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: On road. Garage at rear

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Not currently connected

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band B

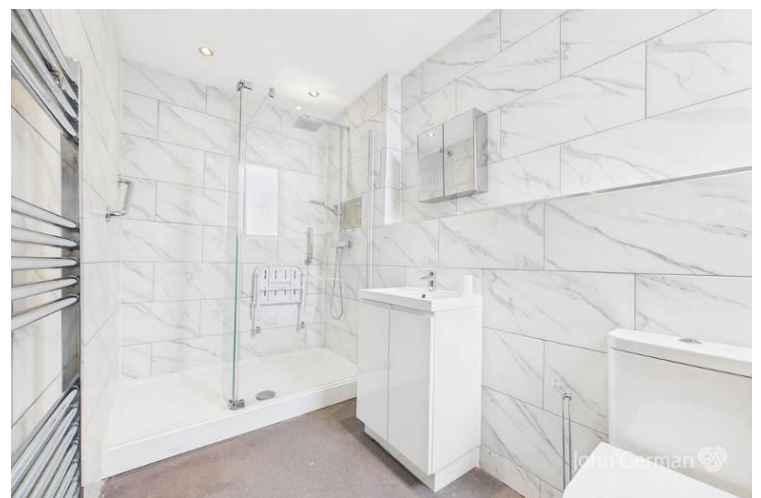
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28072025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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