



Station Street, Church Gresley,
Swadlincote



Guide price £165,000



Key Features

- Two Bedroomed End Terraced Home
- Recently Redecorated
- Good Sized Rear Garden
- Upvc Double Glazing & Gas Fired Central Heating
- Popular Location
- Ideal For First Time Buyer
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well appointed two bedroomed end terraced home on a popular street in Church Gresley. The property in brief comprises: porch, lounge, breakfast kitchen and on the first floor a landing leads to two bedrooms and bathroom. To the rear is a good sized garden which is mainly laid to lawn. Viewings are by appointment only.

Accommodation In Detail

Upvc double glazed door leading to:

Porch

having laminate flooring, Upvc double glazed window to front elevation and leading through to:

Lounge 3.90m x 3.03m (12'10" x 9'11")

having BT and satellite points, cupboard housing the consumer unit, one central heating radiator and Upvc double glazed window to front elevation.

Breakfast Kitchen 2.90m x 3.34m (9'6" x 11'0")

having staircase rising to first floor, range of base and wall mounted units with chrome handles, roll top wood effect laminate work top, stainless steel sink and drainer with chrome fittings, electric oven, four ring electric hob with overhead extractor, metro tile splashback, understairs storage giving space for fridge/freezer and dryer, one central heating radiator, frosted Upvc double glazed door to rear elevation and Upvc double glazed window to rear.

On The First Floor

Landing

having access to loft space.

Master Bedroom 3.90m x 3.03m (12'10" x 9'11")

having built-in triple wardrobes and Upvc double glazed window to front elevation.

Bedroom Two 2.90m x 1.57m (9'6" x 5'2")

having overstairs storage, one central heating radiator and Upvc double glazed window to rear elevation.

Bathroom 2.06m x 1.66m (6'10" x 5'5")

having low level wc, pedestal wash basin with chrome fittings, bath with chrome mixer tap and shower, full tiling complement to walls and floor, chrome towel radiator and frosted Upvc double glazed window to side elevation.

Outside

To the rear is a good sized fully enclosed garden which is mainly laid to lawn with a reasonable sized patio. There is a wooden garden shed and a metal storage shed. To the front is a courtyard which is half walled and a pathways lead to the porch and rear garden.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

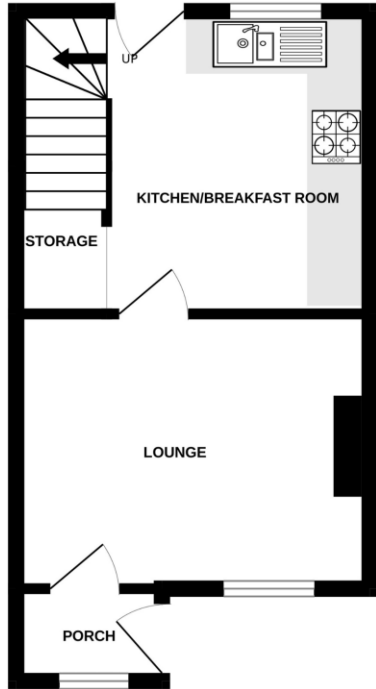
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

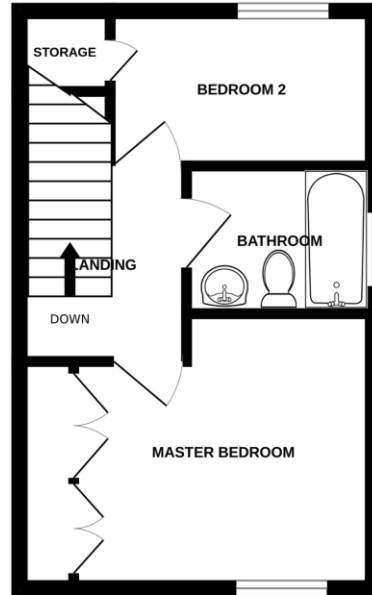
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA: 549 sq.ft. (51.0 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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