



Wood Street, Church Gresley,  
Swadlincote



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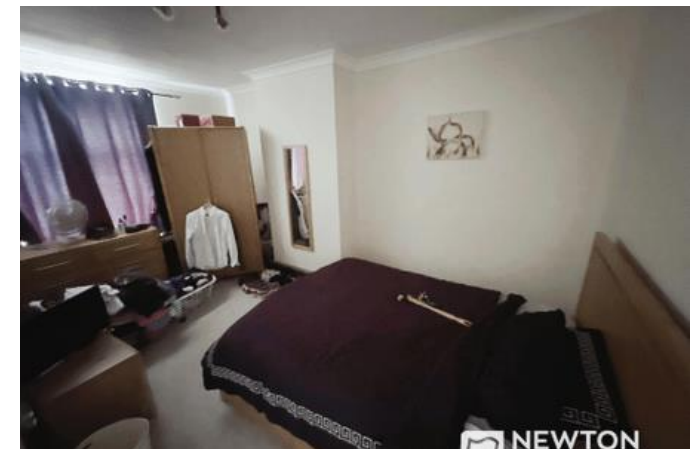


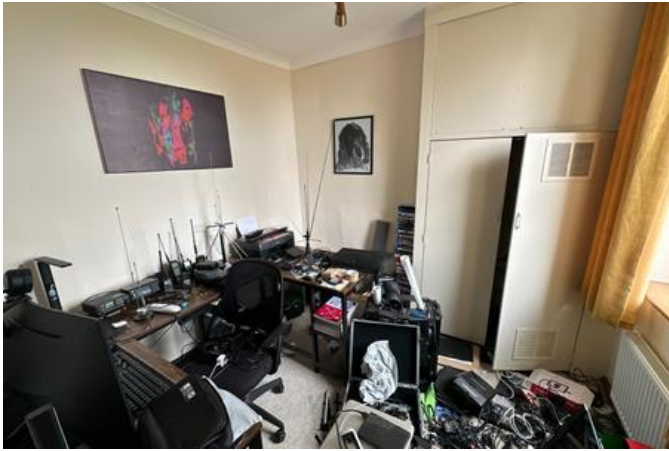
£165,000



## Key Features

- An Imposing, Period Property
- Good Sized Garden.
- Attractive Location.
- 3 Bedrooms.
- Adjacent to open Grassland/Cemetery..
- Large Living Room.
- EPC rating E
- Freehold





An imposing period semi-detached house in a very convenient and attractive residential address. The property is further enhanced being adjacent to open grassland/cemetery together with its close proximity to local schools and approximately half a mile from Swadlincote Town Centre. Overall, the property is presented to a good standard although the garden has grown over in the last 9 months.

In brief, the accommodation comprises, Entrance Hall, Lounge/Dining room, Kitchen, rear Lobby, Bathroom and three Bedrooms at the first floor level.

#### Entrance Hall

With a half glazed, UPVC entrance door, Radiator, winding staircase to the first floor and door to:

#### Lounge/Dining Room 3.38m x 7.35m (11'1" x 24'1")

Lounge Area;  
with a window to the front elevation, radiator. Feature stone fire place with a beam lintel/mantle over, coving detail to the ceiling and wood effect flooring extending to the;  
Dining Area;  
with fire place feature, radiator, window to the rear and coving detail to the ceiling. Large understairs store cupboard and further eye level cupboard.

#### Kitchen 2.65m x 3.52m (8'8" x 11'6")

With one and a half bowled acrylic sink with antique style mixer tap set in to a slate effect work top with complimentary splash back and tiled surround. Gloss fronted cream cupboards and drawers with matching wall mounted units, short breakfast bar, ceramic hob with oven under and extractor canopy over, tiled floor and window to the side, appliance space and opening to;

#### Bathroom 2.65m x 3.52m (8'8" x 11'6")

With three piece suite in white comprising bath with tiled surround and shower over, WC and wash basin, tiling to the floor and radiator. Window to the rear.

#### Landing

With window to the rear.

#### Bedroom 1 2.84m x 4.37m (9'4" x 14'4")

With window to the front and radiator

#### Bedroom 2 1.86m x 3.32m (6'1" x 10'11")

With window to the front and radiator

#### Bedroom 3 2.79m x 2.53m (9'2" x 8'4")

With window to the rear and radiator.

#### Outside

To the front there is a small garden area with an ornamental lamp and side gate to the rear garden.  
To the rear, there is a hard standing/patio area opening onto a good sized, enclosed garden.  
The garden has been unattended for 9 months or so.

#### 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

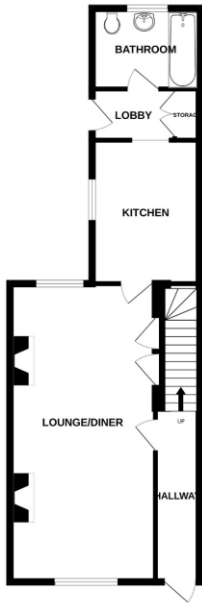
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### Note

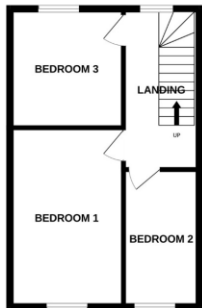
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.7 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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