



Hope Way, Church Gresley, Swadlincote



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Guide price £175,000



## Key Features

- Three Bedroomed Town House
- Off Road Parking
- Fully Enclosed Rear Garden
- Upvc Double Glazing & Gas Central Heating
- Viewing Highly Recommended
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- EPC rating TBC
- Freehold







Newton Fallowell are pleased to be able to offer for sale this modern three bedroomed town house which in brief comprises: - kitchen, guest cloak room, lounge diner and on the first floor a landing leads to three bedrooms, master with built-in wardrobes and family bathroom. The property also benefits from a fully enclosed rear garden and off road parking. Viewings are highly recommended.

#### Accommodation In Detail

Upvc double glazed door with wooden double glazed side panels leading to:

#### Kitchen 2.81m x 4.15m (9'2" x 13'7")

having range of base and wall mounted units, wood effect laminate work top, stainless steel sink and drainer with chrome mixer tap, four ring gas hob with extractor over, electric oven, space for washing machine, plinth heater, space for fridge/freezer, consumer unit for electrics, Upvc double glazed window to front elevation and fitted smoke alarm.

#### Guest Cloak Room 1.58m x 0.94m (5'2" x 3'1")

having low level wc, corner pedestal wash basin with chrome taps, tiled splashback, one central heating radiator and frosted Upvc double glazed window to front elevation.

#### Lounge 4.33m x 4.15m (14'2" x 13'7")

having staircase rising to first floor, fitted smoke alarm, BT and tv aerial points, built-in understairs storage, thermostat for central heating, one central heating radiator and Upvc double glazed French doors leading to patio with Upvc double glazed side panels.

#### On The First Floor

##### Landing

having access to loft space, one central heating radiator and cupboard housing gas fired combination boiler.

##### Master Bedroom 2.81m x 4.15m (9'2" x 13'7")

having tv aerial point, built-in wardrobe and cupboards, one central heating radiator and Upvc double glazed window to rear elevation.

##### Bedroom Two 2.64m x 2.04m (8'8" x 6'8")

having one central heating radiator and Upvc double glazed window to front elevation.

##### Bedroom Three 1.91m x 2.04m (6'4" x 6'8")

having one central heating radiator and Upvc double glazed window to front elevation.

##### Bathroom 1.71m x 1.67m (5'7" x 5'6")

having low level wc, pedestal wash basin with chrome taps, bath with chrome mixer tap and thermostatic shower over, tiling around bath area, tiled splashbacks, one central heating radiator and extractor fan.

#### Outside

To the front of the property there is a paved path which leads to the front door and a storm porch. To the rear is a enclosed garden with paved patio and path, the rest of the garden is mainly laid to lawn. There is access to the rear which has two parking spaces.

#### 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.

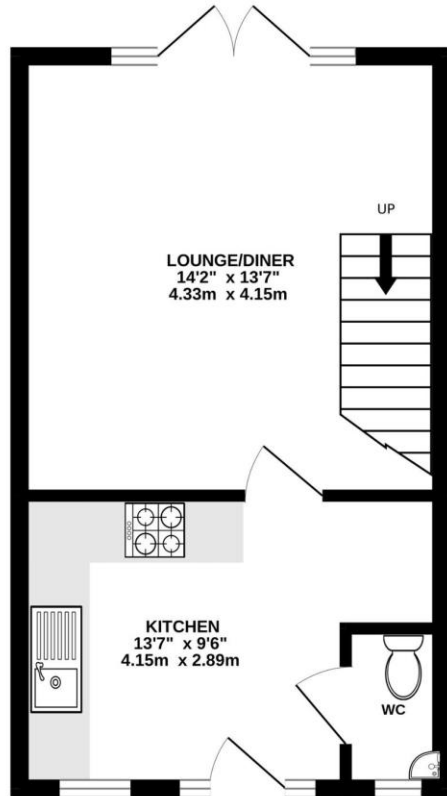
#### Tenure

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.

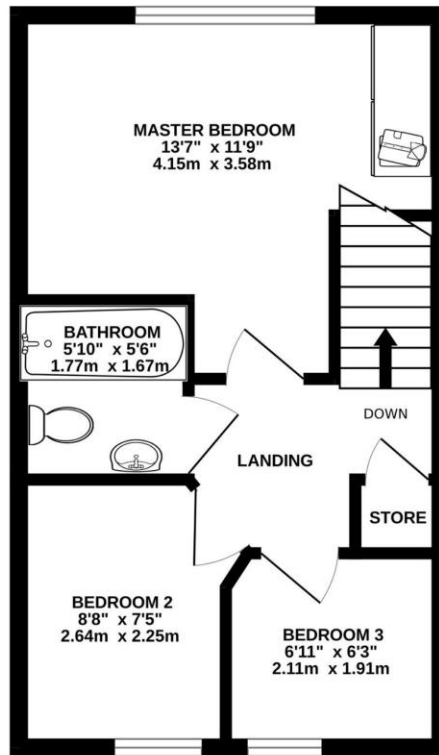
#### Note

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  
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 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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