



30 School Street
Church Gresley, DE11 9QZ
£145,000

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** are excited to bring to the market this Ideal First Buy or perfect family home! This traditional 3 bedroomed end of terrace home, offers deceptively spacious accommodation with scope to improve. The gas central heated accommodation includes a Dining area with archway leading through to the Lounge, modern style fitted kitchen units. To the first floor there are three bedrooms, including one large double with family bathroom. Externally there's a private good sized smart patio area ideal for summer entertaining and with the minimum of maintenance. Council Tax A - EPC rating awaited. **MOTIVATED SELLERS** Call Liz Milsom Properties to view - Open 7 days, Late night Thursdays till 8pm.

- Older style mid terraced home
- uPVC double glazing
- Fitted Kitchen
- First floor bathroom
- Perfect for First time buyers
- Gas central heating
- Dining room to spacious Lounge
- 3 well proportioned bedrooms
- Low maintenance rear garden
- Viewing a must!



Location

The property is well situated in an established street in the village of Church Gresley a short distance away from Swadlincote in South Derbyshire, Church Gresley is a thriving and established village, with a variety of amenities and facilities including schools, parks, pubs and shops. Centrally located, it is well placed for access to the A444/M42 and wider ranging retail and leisure facilities in nearby Swadlincote, including eateries, a multi Cinema, popular Supermarkets and for recreational purposes there is the Greenbank Leisure Centre and Swadlincote Snowsports Centre.

Overview - Ground floor

The property benefits from double glazing and gas central heating throughout with a Worcester gas boiler located in the main bedroom.

The property is best accessed through the front entrance double glazed door which leads in to the dining area which is a generous size, with ranch style stairs providing access to the first floor. A large archway leads through into the Lounge area which is located to the rear of the property with fireplace and fitted electric fire, TV point fitted carpet runs throughout the two rooms, window overlooking the landscaped rear garden and carpet runs throughout.

Access to galleried fitted Kitchen with a range of modern style wall and floor mounted units with work surface areas and inset stainless steel sink unit, free standing cooker with extractor fan over, plumbing and space for appliances. Tiled floor and part tiled walls, window to side aspect and double glazed door leads to the fully enclosed rear garden and gated access to side entry.

Overview - First floor

Stairs to first floor and landing with the main double bedroom located to the front of the property with the wall mounted Worcester gas boiler which serves the central heating and domestic hot water systems.

The other two similar sized generous single bedrooms are located to the rear of the property with views over the rear garden, fitted carpets.

Completing the first floor accommodation is the first floor bathroom which is located to the rear of the property with three piece coloured suite with bath, pedestal wash hand basin and low level WC. Tiled walls and opaque window.

The Well Presented Accommodation

Front Dining Room

14'0 x 9'10 (4.27m x 3.00m)

Spacious Lounge

14'0 x 11'8 (4.27m x 3.56m)

Fitted galleried Kitchen

15'6 x 6'0 (4.72m x 1.83m)

First Floor Landing

Double Bedroom One

14'0 max x 10'0 (4.27m max x 3.05m)

Bedroom Two

8'6 x 7'2 (2.59m x 2.18m)

Bedroom Three

8'6 x 6'6 (2.59m x 1.98m)

Family Bathroom

12'0 x 3'8 (3.66m x 1.12m)

Outside

The property is pleasantly located on this well established street and enjoys a walled palisaded front garden. With gravelled areas and path leading to the front door.

There is a side shared entry which has gated access leading to the fully enclosed private rear garden, which is a great size and has a hard landscaped extensive patio area for ease of maintenance with side flower garden. It should be noted that there is no access across the bank of this property by neighbours which is an added bonus with anyone with children or pets.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at Liz Milsom Properties.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice offering COMPETITIVE fees.

Available:

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

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.

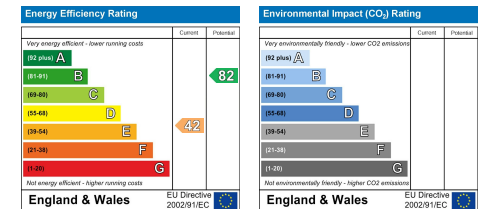
Disclaimer

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.



Directions

For SAT NAV purposes use DE11 9QZ



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COUNCIL TAX

Band: A

The vendor informs us that the property is Flying Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

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.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 4202

