



52 Oak Street
Church Gresley, Derbyshire DE11 9RB
Reduced to £129,950

lizmilsom
properties 

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****LIZ MILSOM PROPERTIES LTD**** are delighted to offer for sale this **READY TO MOVE INTO CRACKING** 2 bedroom **MID TERRACED HOME**, situated in the ever popular location of Church Gresley, amenities close-by and is ideal for **FIRST TIME BUYERS**, downsizers and buy to let investors. Offered **CHAIN FREE** with new fitted carpets. The well presented accommodation comprises An open plan ground floor includes Living area, fitted Breakfast Kitchen with useful walk-in storage cupboard and ground floor family bathroom including shower. To the first floor there are two generous sized bedrooms. Fully enclosed low maintenance rear garden. EPC rating "D"/Council Tax Band "A". Looking for a **PERFECT FIRST HOME**, the Agents strongly recommend an **EARLY VIEWING** - Late Thursdays until 8pm

- Offered with the benefit of **CHAIN FREE**
- Ideal for first time buyers & investors
- Downstairs bathroom incl shower
- Well placed for amenities
- Great opportunity - **HURRY TO VIEW**
- Ready to move into terraced home
- Living area, open plan Breakfast Kitchen
- 2 generous sized bedrooms
- Low maintenance rear garden
- Energy Rating "D"



Location

A thriving community right at the heart of the National Forest, the property is pleasantly situated on a quiet street and is becoming an increasingly popular place to live for those appreciating the natural beauty and excellent amenities in the area, within easy walking distance is the local Tesco Convenience Store, the local primary School and the Park. Church Gresley has the benefit of having the local Gresleydale Health Centre with Chemist within and a small parade of shops and there is a local bus route available on Gresley Wood Road, a short walk away. This South Derbyshire village also benefits from lying within easy access of the M42 motorway and therefore offers good transport links with the major towns being Burton on Trent, Ashby-de-la-Zouch, and Tamworth and cities throughout the Midlands including Nottingham, Birmingham and the M1 conurbation.

Overview Ground floor

The property benefits from gas central heating via a Ferroli gas boiler and double glazing throughout.

The property is accessed via a PVCu double glazed front entrance door which leads directly in to the open plan Living area with laminate flooring and recessed alcove. Having a PVCu double glazed window overlooking the front elevation. Continuing through and the room opens up into the Breakfast Kitchen, having a good range of maple style wall and floor mounted units, including a Breakfast bar with raised matching display units, ample work surface areas and an inset sink and drainer and plumbing for appliances, together with a free standing electric cooker with extractor fan. Ceramic tiled floor and very useful storage cupboard beneath stairs with power and light supply. Door with stairs leading off to the first floor. Further door leads to an rear inner lobby with built-in cupboard housing the gas boiler and additional shelving and further door provides access to the rear patio/garden area. Ceramic tiled flooring which then continues into the ground floor bathroom with three piece white suite comprising of low level WC, pedestal wash hand basin and bath including mains shower over, tiling to walls and extractor.

Overview - First floor

Carpeted stairs to the First Floor and Landing, there are two good sized Bedrooms, Bedroom Two overlooking the front aspect and Bedroom One being a generous sized double overlooking the rear aspect- both rooms have newly fitted carpet, centre light points and radiators. There is a useful storage cupboard in the main bedroom with access to the loft space.

The Well Presented Accommodation

Living area

14'10 x 11'3 (4.52m x 3.43m)

Fitted Breakfast Kitchen

10'7 x 9'6 (3.23m x 2.90m)

Rear inner lobby /entrance

Downstairs family bathroom

5'9 x 5'7 (1.75m x 1.70m)

Stairs to First Floor & Landing

Double bedroom one

10'9 x 9'5 (3.28m x 2.87m)

Bedroom Two

12'9 max x 9'8 reducing to 6'5 (3.89m max x 2.95m reducing to 1.96m)

Outside

The property has a small walled foregarden with gravelled area and picket fence and path leading to the front entrance. door. The rear garden is of low maintenance being ideal for buy to let investors comprising of a slabbed patio area with panelled fenced boundaries.

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.

Viewing Strictly by appointment

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 – offering straight forward honest advice and extremely competitive fees.

Available

8.00 am – 8.00 pm Monday to Friday,

9.00 am – 4.00 pm Saturday

11.00 am – 2.00 pm Sunday.

Measurements

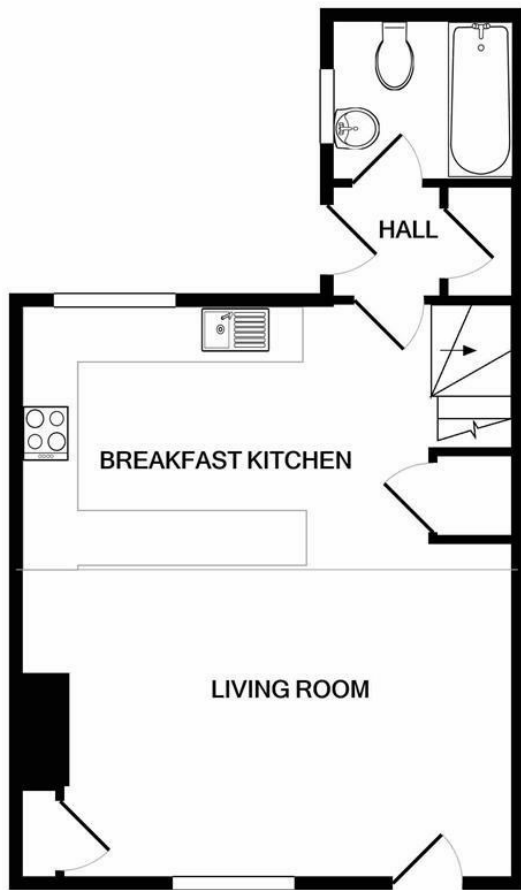
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

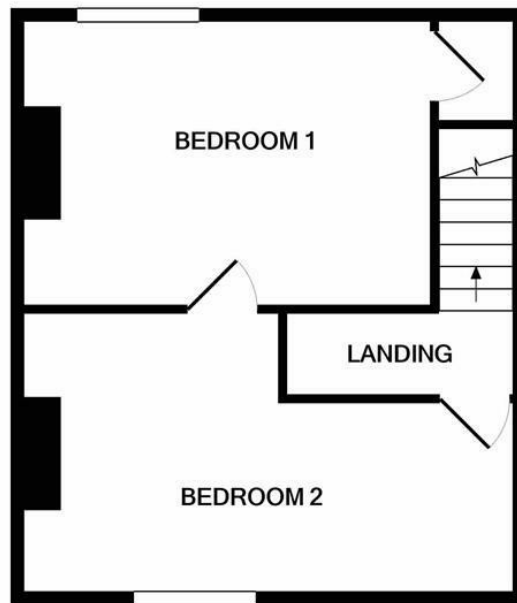
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/EMM/25.01.2021/1 DRAFT





GROUND FLOOR

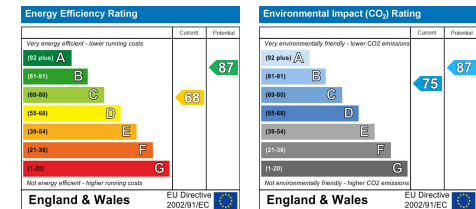


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions

The property is best approached by leaving Swadlincote town centre along Civic Way, turning first left at the large roundabout, passing the Greenbank Leisure Centre on the left and take the first left into West Street which then becomes Alexandra Road. Continue for some distance at the T junction turn right passing the Maurice Lea Memorial Park on the left and continue into York Road. Oak Street is a turning on the left with the subject property situated on the right hand side clearly denoted by our red distinctive 'For Sale' board.



Seabrook House, Dinmore Grange, Hartshorne,
 Swadlincote, Derbyshire DE11 7NJ

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COUNCIL TAX

Band: A

The vendor informs us that the property is 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

