



62 Windmill Street
Church Gresley, DE11 9PF
£129,950

lizmilsom
properties 

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** LIZ MILSOM PROPERTIES ** are delighted to offer for sale this charming 2-BEDROOM SEMI-DETACHED property, located on Windmill Street in Church Gresley. The property presents an excellent opportunity for prospective buyers, with the added advantage of NO UPWARD CHAIN. The layout comprises an inviting open-plan lounge and kitchen area, fostering a sense of space and sociability. Additionally, there is an inner hallway/utility room and a convenient ground floor shower room. To there first floor there are two generous sized DOUBLE bedrooms, providing ample accommodation. Externally, the property boasts a low-maintenance rear courtyard garden, perfect for relaxation and outdoor enjoyment. EPC Rating "E"/Council Tax Band "A" - HURRY TO VIEW.....

- TWO Bed-End Terrace
- Open Plan Kitchen/Lounge
- Ground Floor Shower Room
- Rear Courtyard
- HURRY TO VIEW
- NO UP-WARD CHAIN
- Separate Utility
- Two DOUBLE Bedrooms
- Close to Amenities
- TOP Selling Agent DE11



Location

The property is pleasantly located on an established street, within walking distance to a parade of shops including a convenience Stores, public houses and a variety of independent shops. Church Gresley is approximately half a mile from Swadlincote town centre which provides all local amenities with shops, Supermarkets, eateries and a local cinema. Ideal for the commuter the property is well placed for the road networks including easy access to the A444, A511, A38 and M42 which leads to the major towns of Birmingham, Nottingham and beyond.

Overview - Ground Floor

Upon entering the property through the front entrance door, you step into the welcoming lounge area, where carpeted flooring adds warmth and comfort. A focal point is provided by the wall-mounted electric flame effect fire. A radiator ensures warmth during colder seasons. The lounge seamlessly flows into the open-plan kitchen area, featuring a breakfast bar that overlooks the lounge, promoting interaction and connectivity within the living space. The kitchen is equipped with a range of both wall and floor mounted units, offering ample storage options. Integrated appliances include an electric oven, hob, and extractor, ensuring convenience for cooking enthusiasts. An inset sink unit with a drainer and mixer tap is complemented by part tiled splashbacks, adding both functionality and aesthetic appeal to the kitchen area. A storage cupboard provides additional organizational space. Continuing through the property, a door leads to the inner hallway/utility area, which serves as a practical and versatile space. Here, there is room for appliances and plumbing, catering to the needs of modern living. A door grants access to the rear courtyard, facilitating seamless indoor-outdoor transitions. Stairs lead to the first floor landing, providing access to the upper level of the property. Additionally, there is a door leading to the ground floor shower room, enhancing convenience and accessibility within the home.

Overview - First Floor

Ascending from the inner hallway/utility area, the stairs lead to the first floor, where two generously sized double bedrooms await. Both bedrooms feature

carpeted flooring, providing a soft and comfortable surface underfoot. Radiators ensure warmth and comfort, while central light points illuminate the rooms, creating a pleasant ambiance. These spacious bedrooms offer ample room for furnishings and personalization, catering to the needs and preferences of the occupants. With their comfortable amenities and inviting atmosphere, these bedrooms provide ideal spaces for relaxation and rest.

Open plan Lounge/Dining/Kitchen

21'4 x 12'9 (6.50m x 3.89m)

Utility/inner hall

5'10 x 8'0 (1.78m x 2.44m)

Ground floor Shower room

5'2 x 5'8 (1.57m x 1.73m)

Stairs to First floor & landing

Double Bedroom One

10'5 x 13'10 (3.18m x 4.22m)

Double Bedroom Two

9'8 x 10'7 (2.95m x 3.23m)

Outside - Rear

Situated at the rear of the property, the courtyard offers a private outdoor space for residents to enjoy. Accessible through gated entry, the courtyard provides a sense of security and seclusion. Its low-maintenance design ensures ease of upkeep, making it an ideal area for outdoor relaxation and entertainment without the hassle of extensive gardening chores. This tranquil space offers opportunities for alfresco dining, gardening, or simply unwinding in the fresh air, enhancing the overall appeal and liveability of the property.

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 Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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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.

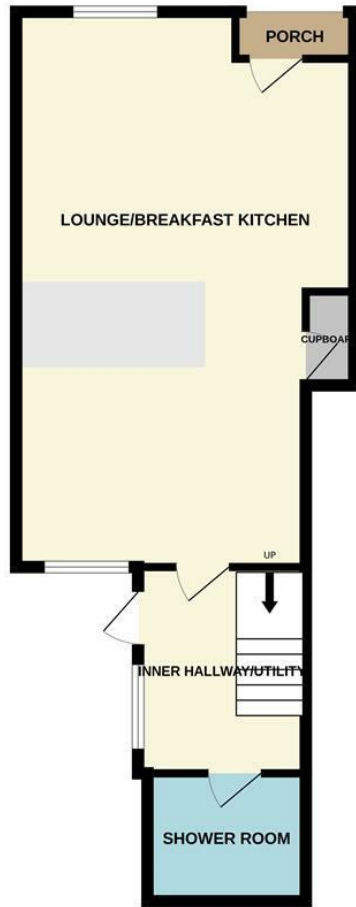
Disclaimer

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.

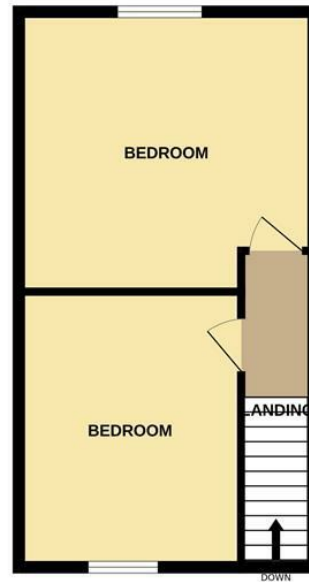
LMPL/LMM?MAC/03.05.2024/1 DRAFT



GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



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

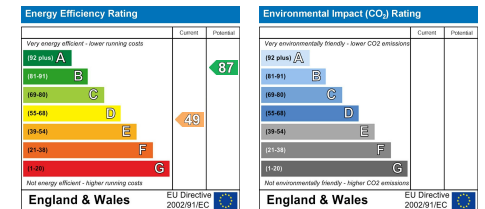


Directions

For SAT NAV purposes use DE11 9PF

TOTAL FLOOR AREA : 897 sq.ft. (83.3 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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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