



George Street, Church Gresley, Swadlincote  
£230,000



**Property Type:** Semi Detached House

**Bedrooms:** 4 | **Bathrooms:** 1 | **Receptions:** 1

This attractive four-bedroom semi-detached home offers a spacious and versatile layout, featuring three double bedrooms, a modern kitchen with integrated appliances, and open-plan dining and lounge areas leading directly to the garden. With a paved garden, driveway, and garage providing ample parking, it's an ideal choice for families, first-time buyers, or investors seeking comfort and convenience.

- Spacious four-bedroom semi-detached home
- Modern kitchen with integrated appliances
- Spacious open-plan lounge and dining area with garden access
- Ground floor cloakroom/WC for added convenience
- Three double bedrooms plus a versatile single bedroom
- Stylish family bathroom with contemporary three-piece suite
- Paved rear garden with access to the garage—low maintenance and ideal for entertaining
- Driveway and garage providing ample off-road parking
- Convenient Church Gresley location close to schools, shops, parks, and transport links
- EPC:C / TAX BAND:A



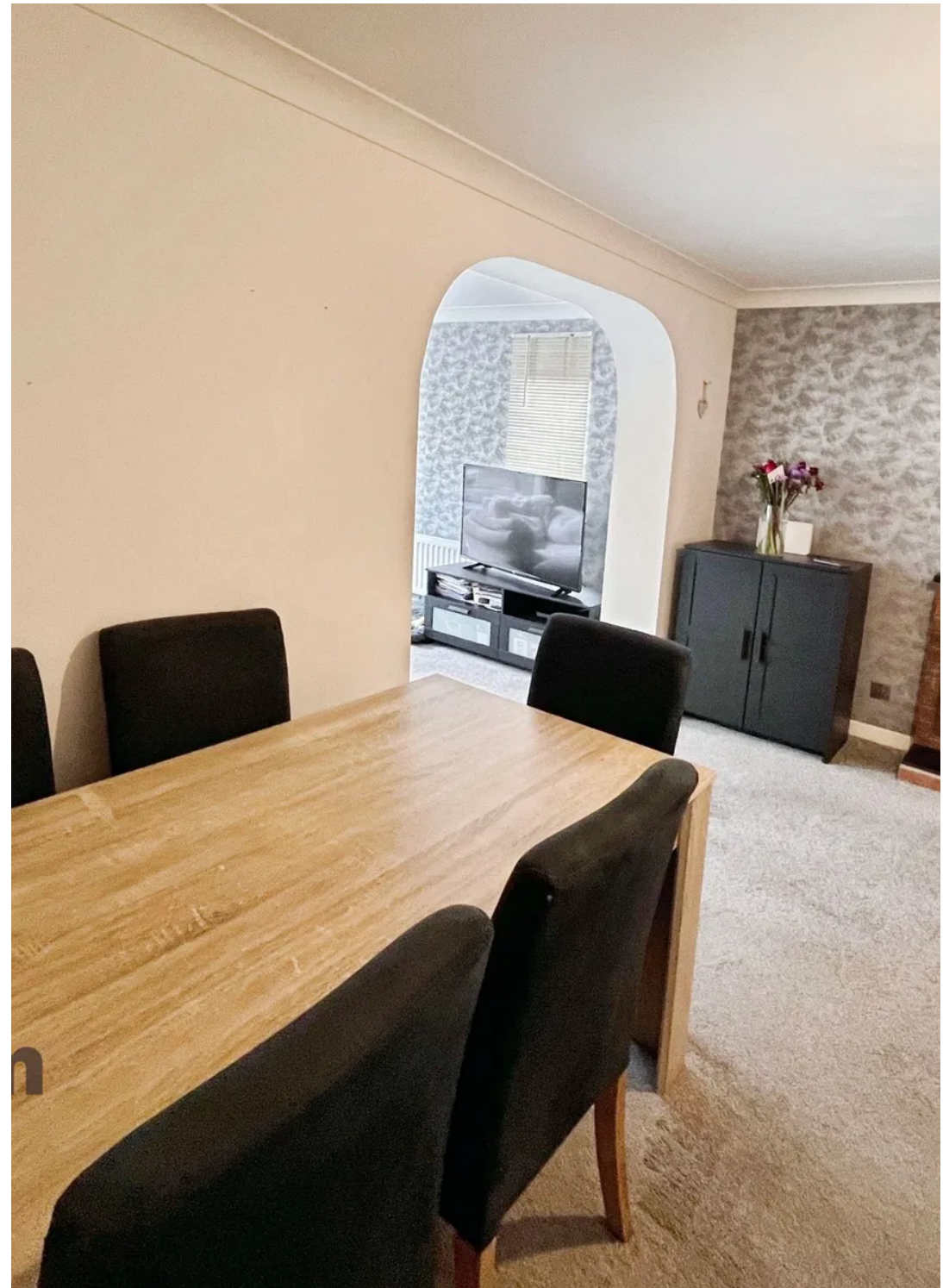


## Location

Situated in the heart of Church Gresley near Swadlincote, this home enjoys a convenient location close to shops, schools, and local amenities. The area offers great transport links to Derby, Burton-on-Trent, and beyond, while nearby Maurice Lea Park, the National Forest, and family attractions such as Swadlincote Ski Centre and Twycross Zoo provide plenty of leisure options.

## Ground Floor - Overview

This beautifully presented semi-detached house, currently on the market, offers a perfect balance of comfort and practicality, making it an excellent choice for first-time buyers, families, or investors. Neutrally decorated throughout, the home creates a calm and inviting atmosphere, complemented by its spacious layout and ample parking with a garage. The ground floor features a welcoming entrance hall with WC, a well-equipped kitchen fitted with modern appliances and ample space for freestanding furniture, as well as an open-plan dining and lounge area that flows seamlessly to the garden. Upstairs, the property offers four bedrooms, three of which are doubles, including a main bedroom with fitted wardrobes, and a versatile single room that could serve as a study or guest space. The family bathroom is appointed with a modern white three-piece suite. Externally, the property boasts a low maintenance paved garden with an access door to the garage. With its generous living space, convenient layout, and appealing location, this home is ready to welcome its next owners.



**Cloakroom/Wc**

1.4m x 0.84m (4'7" x 2'9")

**Kitchen**

2.92m x 2.54m (9'6" x 8'3")

**Dining Area**

4.45m x 3.38m (14'7" x 11'1")

**Lounge Area**

4.42m x 3.48m (14'6" x 11'5")

**Main Bedroom**

3.48 x 2.92m (11'5" x 9'6")

**Bedroom Two**

3.45m x 2.16m (11'3" x 7'1")

**Bedroom Three**

3.45m x 2.16m (11'3" x 7'1")

**Bedroom Four**

3.4m x 1.45m (11'1" x 4'9")

**Bathroom**

1.96m x 1.85m (6'5" x 6'0")

**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 with COMPETITIVE FIXED FEES.

**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

CALL THE MULTI-AWARD WINNING AGENT TODAY

**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.

**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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Liz Milsom Properties

Seabrook House, Dinmore Grange, Hartshorne Swadlincote

01283 219 336

[sales@lizmilsomproperties.co.uk](mailto:sales@lizmilsomproperties.co.uk)

<https://www.lizmilsomproperties.co.uk/>

### 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.