

Salford Way, Church Gresley, DE11

£259,000



Cadley Cauldwell are excited to bring to the market this lovely 4 bed town house on a popular estate in Church Gresley. The home split over 3 floors and comprises entrance hall, lounge/diner, kitchen, downstairs WC/utility, 4 double bedrooms over 2 floor, family bathroom on the first floor and shower room on the second floor, private garden, single detached garage and parking.

Located close to local amenities and major route ways.

Viewings are highly recommended to arrange your appointment please contact Cadley Cauldwell on 01283 217251.

Council tax: C/EPC Rating: B/Freehold

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|-------------------------|--------------------------------------|---|
| ● Extensive Family Home | ● 4 Double Bedrooms | ● Multi functional accommodation |
| ● Fitted kitchen | ● Detached garage & Off road parking | ● Council tax: C/EPC Rating: B/Freehold |

Salford Way, Church Gresley, DE11

Directions

POSTCODE: DE11 9RH

IMPORTANT PROPERTY INFORMATION

Mortgage advice available please contact our office for more information. A management fee is payable, please contact our office for the details.

GROUND FLOOR

Entrance Hall

12'2" x 3'5" (3.71m x 1.04m)

Guest WC/Utility

6'8" x 3'2" (2.03m x 0.97m)

Kitchen

11'3" x 8'4" (3.43m x 2.54m)

Lounge/Diner

16'0" x 13'1" (4.88m x 3.99m)

Bi-fold doors to the garden.

FIRST FLOOR

Lounge/Bedroom one

16'0" x 13'1" (4.88m x 3.99m)

The current owners have this set up as a bedroom. The room could also be used as an additional reception room.

Bedroom two

11'4" x 8'8" (3.45m x 2.64m)

Family Bathroom

6'9" x 6'6" (2.06m x 1.98m)

SECOND FLOOR

Bedroom 3

16'1" x 11'6" (4.90m x 3.51m)

Shower room

9'4" x 4'5" (2.84m x 1.35m)

Doors to the landing and bedroom 3

Bedroom Four

16'1" x 10'2" (4.90m x 3.10m)

TO THE REAR

Garage and parking

Single detached garage and parking with additional guest parking. The garage and parking are located through the underpass and round to the left.

Enclosed rear garden

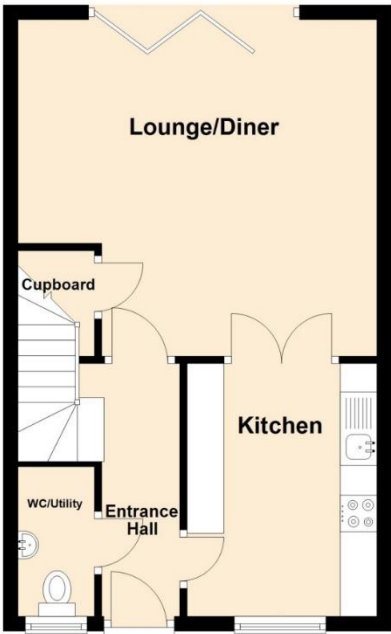
Patio area and laid to lawn. Side gate providing access to the parking area and garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



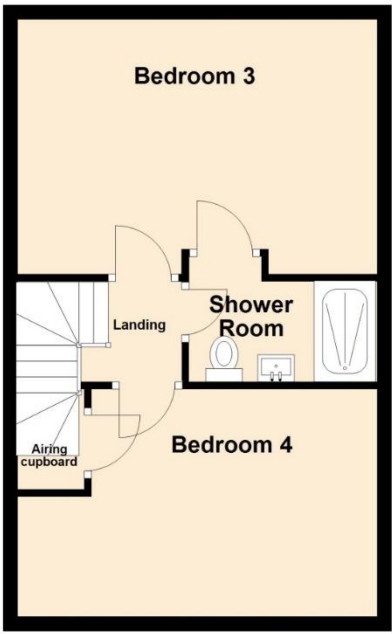
Ground Floor



First Floor



Second Floor



Viewing by appointment only with
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.