



Edinburgh Road  
Church Gresley SWADLINCOTE





### Property Description

This modern three bedroom mid terraced property is situated in a popular estate position in church gresley, swadlincote. Well presented inside, the accommodation comprises of lounge diner, kitchen and w/c on the ground floor along with three bedrooms and the bathroom to the first floor. Outside to the front are two block paved parking spaces while to the rear is an enclosed low maintenance garden with paved patio and artificial lawn

### Kitchen

13' 7" x 9' 6" ( 4.14m x 2.90m )

A range of wall and base units with work surfaces over, inset sink and drainer, integral gas hob and electric oven with space for washer, dish washer and fridge freezer. There is a door to W/C, door to lounge and window to front. Radiator

### Downstairs W/C

Low level W/C and hand wash basin, frosted window to front. Radiator

### Lounge

13' 8" x 14' 2" ( 4.17m x 4.32m )

Carpeted with patio doors out to rear garden, stairs to the first floor. Radiator

### First Floor Landing

Carpeted with doors to all three bedrooms and the family bathroom

### Master Bedroom

13' 8" max x 11' 8" max ( 4.17m max x 3.56m max )

Carpeted with window to rear elevation. Radiator

### Bedroom Two

.8' 7" x 6' 8" ( 2.62m x 2.03m )

Carpeted with window to front elevation. Radiator

### Bedroom Three

6' 8" x 6' 3" ( 2.03m x 1.91m )

Carpeted with window to front elevation. Radiator

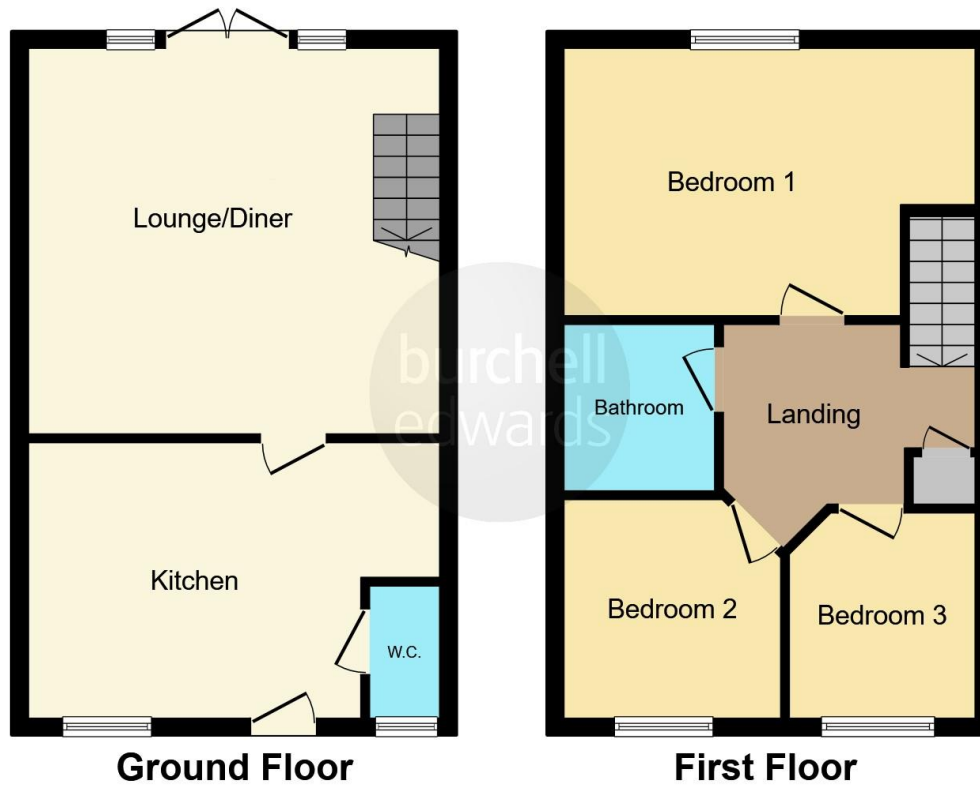
### Bathroom

White suite comprising of low level W/C, hand wash basin and panel bath with shower over, tiled splash backs. Radiator

### Outside

Outside to the front are two block paved parking spaces while to the rear is an enclosed low maintenance garden with paved patio and artificial lawn





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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Property Ref: BUT209516 - 0004