



**Common Road, Church Gresley, DE11**

**Offers Over £160,000**

**ANDREW GAUNT**  
**exp**

Situated on the ever-popular Common Road in Church Gresley, this beautifully presented two-bedroom home enjoys a highly desirable position opposite Maurice Lea Memorial Park, offering a pleasant outlook and easy access to green space right on your doorstep. Finished to a lovely standard throughout, the property is perfectly suited to first-time buyers, downsizers or investors seeking a ready-to-move-into home in a convenient location.

The accommodation is well laid out and practical. On the ground floor, you are welcomed into a comfortable lounge which leads through to a modern kitchen/diner, providing an excellent space for everyday living and entertaining. A useful ground floor WC adds further convenience. Upstairs, the first floor offers two well-proportioned bedrooms along with a contemporary family bathroom, all accessed from the central landing.

Externally, the property benefits from an enclosed rear garden, ideal for relaxing, outdoor dining or low-maintenance gardening. The location is a real highlight, being close to local amenities, schools and transport links, while also enjoying the open aspect across the park. An excellent opportunity to purchase a stylish and well-located home, early viewing is highly recommended.

#### **Room Measurements:**

**Lounge - 3.76m x 3.42m**

**Kitchen/diner - 4.76m x 2.77m**

**Downstairs WC - 2.12m x 0.79m**

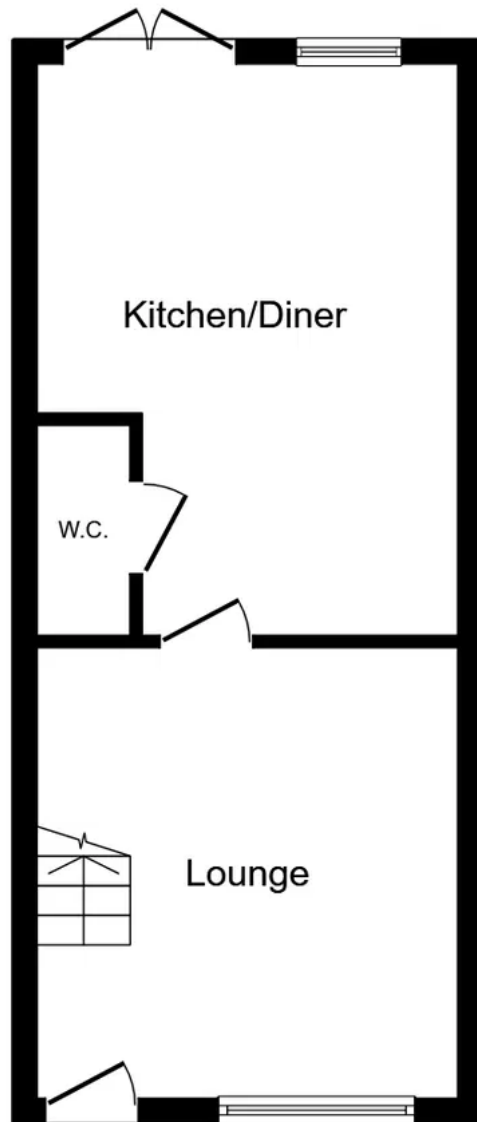
**Main bedroom - 3.07m x 2.89m**

**Bedroom two - 2.56m x 1.88m**

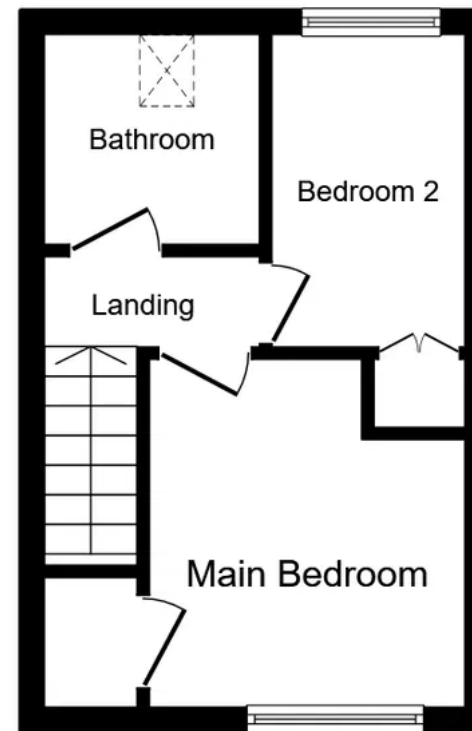
**Family bathroom - 1.75m x 1.59m**







Ground Floor



First Floor