



Catherine Rise Church Gresley DE11 9NE

Swadlincote

£164,950

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

This two-bedroom semi-detached property, offered with no onward chain, presents an excellent opportunity for first-time buyers, investors, or young families seeking a home in a popular residential area.

Upon entering, you are welcomed into the Entrance Hall. The Kitchen is conveniently located and offers a practical space. The spacious Lounge / Diner provides a versatile area for relaxation and entertaining, with ample natural light.

Ascending the Stairs & Landing, you will find two well-proportioned bedrooms. Bedroom 1 is generously sized, while Bedroom 2 includes a useful recess area. The Family Bathroom completes the upstairs accommodation.

Externally, the Front features a forecourt area with a brick-built boundary wall and a lawned area with a pathway leading to the front door. The Enclosed Rear Garden offers a paved patio/seating area, with two steps leading up to a lawned area. Gated access at the rear provides convenient access to the off-street parking space. An External Open Storage Area offers additional practicality.

Located in a popular residential area, this home benefits from easy access to local amenities and main routes, making it a convenient choice. The property also benefits from off-street parking.

EPC Rating: TBC / Council Tax Band: A / Freehold

Viewing is highly recommended to appreciate the potential this property offers.

Entrance Hall - 3.12m x 1.73m (10'3" x 5'8")

Kitchen - 3.12m x 1.73m (10'3" x 5'8")

Lounge / Diner - 4.78m x 3.66m (15'8" x 12'0")

Stairs & Landing - 1.96m x 1.85m (6'5" x 6'1")

Bedroom 1 - 3.45m x 3.66m (11'4" x 12'0")

Bedroom 2 - 2.41m x 2.57m (7'11" x 8'5")

Measurements shown exclude recess area (2'6" x 3'7") and cupboard.

Bathroom - 1.91m x 1.68m (6'3" x 5'6")

To the Front

Forecourt area with brick-built boundary wall, lawned area with pathway leading to front door.

To the Rear

Enclosed rear garden, paved patio / seating area, steps x2 up to lawned area, gated access to parking space at rear of property.

External Open Storage Area - 0.91m x 0.74m (3'0" x 2'5")







Cadley Cauldwell

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