



**Salford Way, Church Gresley, Swadlincote, Derbyshire, DE11
9RH**

£240,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

New Price £240,000

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

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

Guest WC/Utility - 2.03m x 0.97m (6'8" x 3'2")

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

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

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

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

Bedroom 2 - 3.45m x 2.64m (11'4" x 8'8")

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

Bedroom 3 - 4.9m x 3.51m (16'1" x 11'6")

Shower Room - 2.84m x 1.35m (9'4" x 4'5")

Doors to the landing and bedroom 3

Bedroom 4 - 4.9m x 3.1m (16'1" x 10'2")

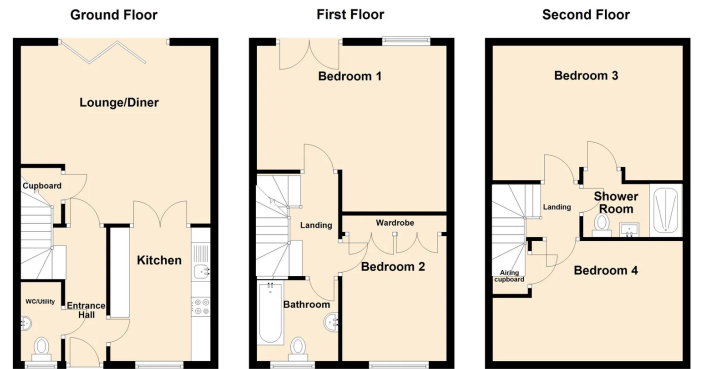
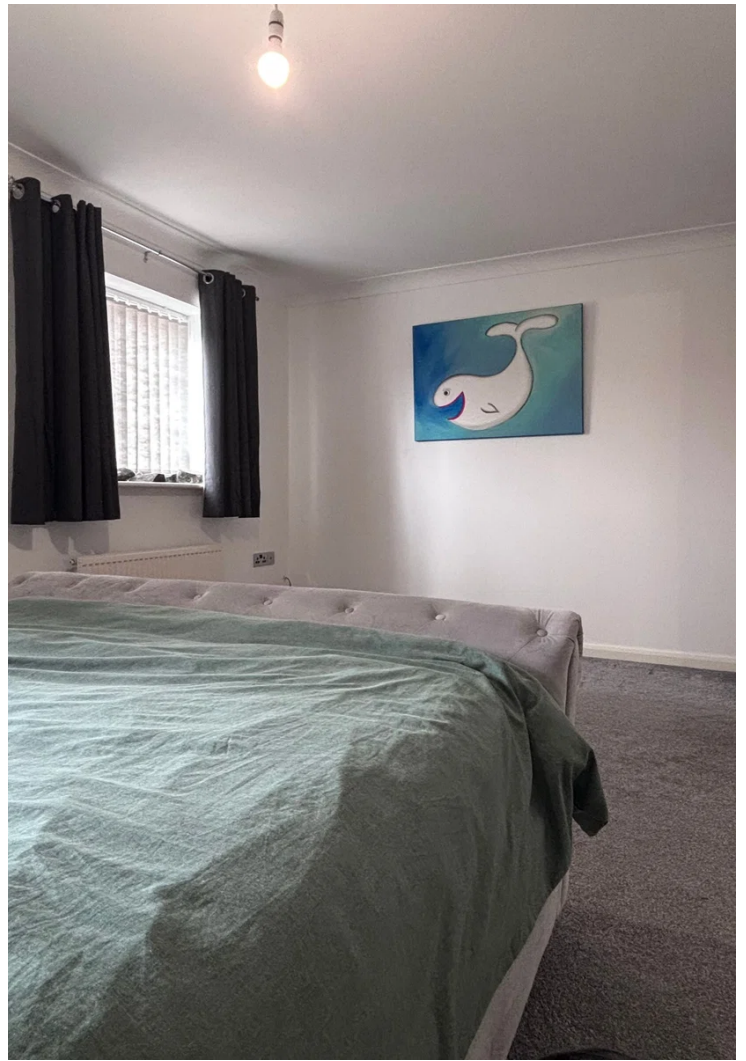
To the rear

Enclosed rear garden, patio area and laid to lawn. Side gate providing access to the parking area and garage.

- Garage & parking

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







Cadley Cauldwell

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