

Hall Street, Church Gresley, Swadlincote, DE11 9QU

£160,000

Council Tax Band: A



Situated in the heart of Church Gresley, this well-presented two-bedroom mid-terrace home offers surprisingly spacious accommodation for a property of its type. The layout includes a generous lounge, a good-sized fitted kitchen, a modern ground floor shower room, and two bedrooms to the first floor. Outside, the property benefits from a neatly landscaped and enclosed rear garden with storage shed, ideal for low-maintenance outdoor space. This is a great opportunity for first-time buyers, downsizers, or buy-to-let investors looking for a ready-to-move-into home in a popular and convenient location.

Church Gresley is well placed for access to Swadlincote, Burton-on-Trent, and Ashby-de-la-Zouch, with a range of local shops, schools, and amenities nearby, along with excellent road links via the A444, A511, and A38.



Open House Burton & Swadlincote



Total floor area: 64.7 sq.m. (696 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |