

SCARGILL
MANN & CO

EST. 1995



96 Salford Way

Church Gresley, Swadlincote, DE11 9RJ

Price Guide £220,000



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GENERAL INFORMATION

THE PROPERTY

This modern three-bedroom semi-detached property offers lovely light and well-presented accommodation throughout. An entrance hallway gives access to the guest cloakroom, a storage cupboard, a modern breakfast kitchen and a lovely spacious lounge diner with stairs off to the first floor.

On the first floor is a principal bedroom with an ensuite shower room and fitted wardrobes. A further double bedroom, and a single bedroom used currently as a home office, dressing room, and a well-presented bathroom.

Outside to the front, the property is set behind a dwarf hedge and wrought iron railing. The rear garden is fully enclosed with an artificial lawn, patio area and ample space for a shed. A gate leads through to the communal parking area, where a garage can be found with parking space in front.

This popular estate is close to lots of amenities with a pharmacy and medical practice, local convenience and public Inns. The town centre of Swadlincote is a short drive away and offers a leisure centre, cinema, restaurants, cafes and shopping facilities.

ACCOMMODATION

Entrance door opening through to hall way.

HALLWAY

3'4" width x 12'7" (1.03m width x 3.85m)

Has doors off to cloakroom, useful built in storage cupboard, door to lounge and door to kitchen.

CLOAKROOM

3'1" x 6'2" (0.96m x 1.90m)

Has a window to the front aspect, pedestal hand wash basin with tiled surrounds, W.C., ceiling light point and radiator.

LOUNGE

15'2" x 13'8" (4.64m x 4.17m)

Has French doors out to the garden, window looking out over the rear garden, ceiling light points and attractive ornamental electric fire.

BREAKFAST KITCHEN

7'11" x 12'2" (2.43m x 3.72m)

Is fitted with a range of base cupboards, drawers with coordinating wall mounted cabinets, integrated appliances include a double oven, there is space for washing machine, tumble dryer, fridge freezer and worktops incorporate a one and a quarter stainless steel sink with mixer tap and a four ring gas hob, there is a window to the front aspect, breakfast bar, tiled flooring and ceiling light point.

FIRST FLOOR

LANDING

Having a window to the side aspect, radiator, ceiling light point, loft access point and an airing cupboard housing the domestic hot water and central heating boiler, doors lead off to all bedrooms.

BEDROOM ONE

8'5" x 10'9" to wardrobe front (2.57m x 3.29m to wardrobe front)

Has a window to the rear aspect, radiator, ceiling light point, triple wardrobe providing hanging space and shelving and a door leading through to the en suite shower room.

EN SUITE SHOWER ROOM

8'4" to back of shower x 3'8" width (2.55m to back of shower x 1.13m width)

Has a fully tiled shower enclosure with glazed screens, pedestal hand wash basin with tiled splashbacks and W.C., ceiling light point and radiator.

BEDROOM TWO

8'0" x 9'6" (2.45m x 2.91m)

Has a window to the front aspect, radiator and ceiling light point.

BEDROOM THREE

9'1" max 7'0" min x 6'1" (2.77m max 2.15m min x 1.87m)

Window over looking the rear garden, ceiling light point and is currently set up by the vendor as a dressing room and study area.

MODERN FAMILY BATHROOM

6'10" x 6'2" max (2.09m x 1.90m max)

Panelled bath with tiled surrounds, pedestal hand wash basin with tiled splashbacks and W.C., there is an obscure window to the front aspect, radiator and ceiling light point.

OUTSIDE

The property sits off Salford Way behind an attractive wrought iron fence with box hedging, to the rear of the property is a fully enclosed garden with a fence boundary, with large patio areas and artificial lawn, there is allocated parking in the parking area to the rear. The garage is under the coach house.

AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

Tel: 01283548194

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

South Derbyshire District Council - Band B

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE

REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

CONSTRUCTION

Standard Brick Construction

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITION OF SALE

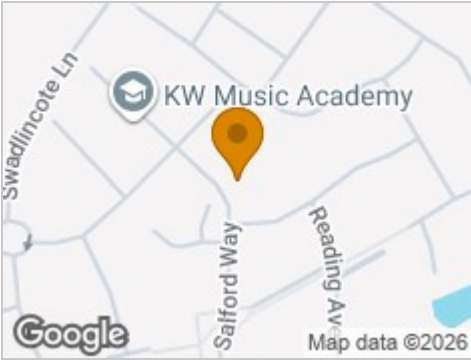
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2024)
A



Road Map



Hybrid Map



Terrain Map



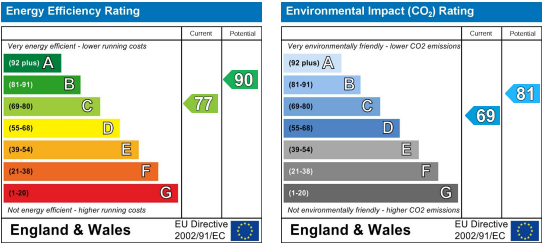
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.