

Wolfscoate Dale, Church Gresley, DE11 9RS

£180,000

Council Tax Band: B



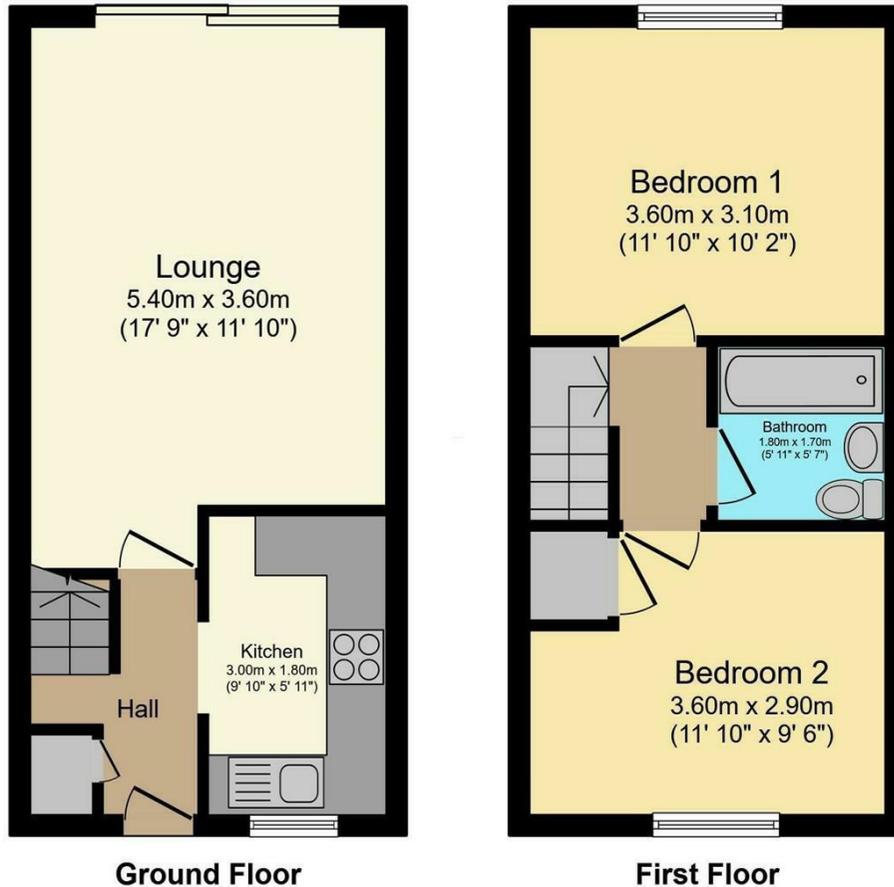
Located in the popular Church Gresley, nearby both amenities and national forest, this well-presented two-bedroom end-terrace home offers well-balanced accommodation across two floors, making it an ideal purchase for first-time buyers, or downsizers.

The property features a generous open-plan lounge/diner, a fitted kitchen, two good-sized double bedrooms and a first-floor bathroom. Outside, there is a private rear garden with patio seating and lawn, along with gated side access (please note, this is not a garage).

Conveniently positioned for local amenities, schools and road links, this is a great opportunity to secure a home in a sought-after residential area.



Open House Burton & Swadlincote



Total floor area 56.9 m<sup>2</sup> (612 sq.ft.) approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	