



Windmill Street, Church Gresley,  
Swadlincote, Derbyshire



3



1



2

£150,000



## Key Features

- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- No Upward Chain
- Utility Room
- Upstairs WC
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this three bedroomed semi detached home in Church Gresley. Being offered to the market with no upward chain, immediate vacant possession and the property is ideal for any first time buyer or investor. The accommodation in brief comprises: - lounge, dining room, kitchen, utility room, bathroom and on the first floor a landing leads to three bedrooms and a wc. Externally the property has a good sized fully enclosed rear garden with large patio and good sized lawned area.

#### Accommodation In Detail

Frosted Upvc double glazed door leading to porch.

#### Lounge 4.29m x 3.47m (14'1" x 11'5")

having traditional tiled open fireplace, new carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

#### Dining Room 4.29m x 3.41m (14'1" x 11'2")

having built-in understairs storage, staircase rising to first floor, wood effect laminate flooring, one central heating radiator and wooden single glazed window into extension.

#### Kitchen 2.42m x 3.05m (7'11" x 10'0")

having range of base and wall mounted units, granite effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, four ring electric hob with extractor over, mid height electric oven, space for washing machine, space for fridge, one central heating radiator, single glazed wooden window into extension and wooden door leading to utility room.

#### Bathroom 2.31m x 1.53m (7'7" x 5'0")

having low level wc, pedestal wash basin with chrome taps, tiled splashback, bath with chrome fittings and electric shower over, tiling around bath area, extractor fan, one central heating radiator, frosted Upvc double glazed window to side elevation and Velux window.

#### Utility Room 1.55m x 2.84m (5'1" x 9'4")

having space for tumble dryer, space for fridge/freezer, matching drawers to kitchen, wood effect laminate work top, Velux window, Upvc double glazed window to side elevation and Upvc double glazed door to rear.

#### On The First Floor

##### Landing

having new carpet to floor and access to loft space.

##### Master Bedroom 4.29m x 3.47m (14'1" x 11'5")

having built-in overstairs storage, new carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

##### WC 1.72m x 0.96m (5'7" x 3'1")

having low level wc, space-saving vanity wash basin with chrome taps and extractor fan, vinyl flooring.

##### Bedroom Two 3.35m x 3.41m (11'0" x 11'2")

having recently fitted carpet to floor, one central heating radiator and two Upvc double glazed windows to side and rear elevations.

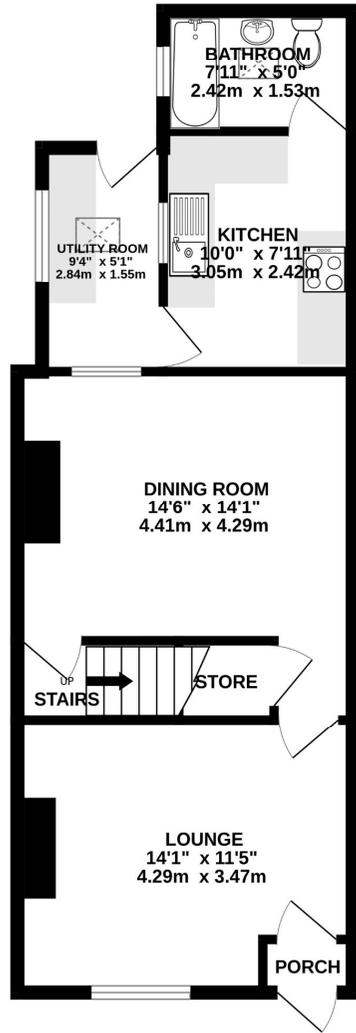
##### Bedroom Three 2.43m x 3.06m (8'0" x 10'0")

having built-in storage cupboard housing gas fired combination boiler, one central heating radiator and Upvc double glazed window to rear elevation.

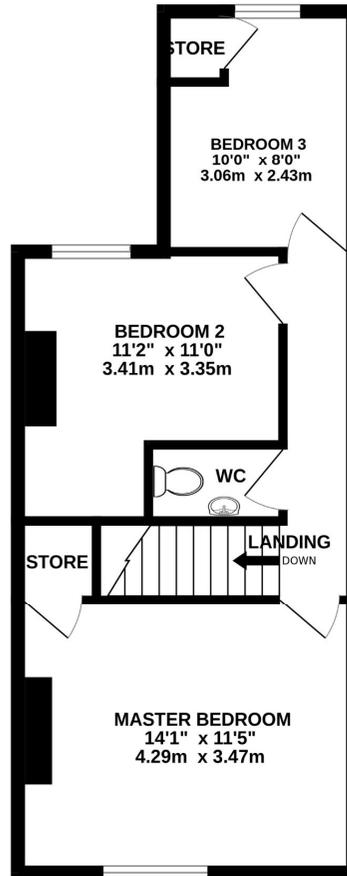
#### Outside

The property has a fully enclosed rear garden which has a large paved patio area for seating and entertaining, decked area, good sized lawned area and garden shed. To the front of the property is a courtyard style frontage with a paved area leading to front door.

GROUND FLOOR  
518 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

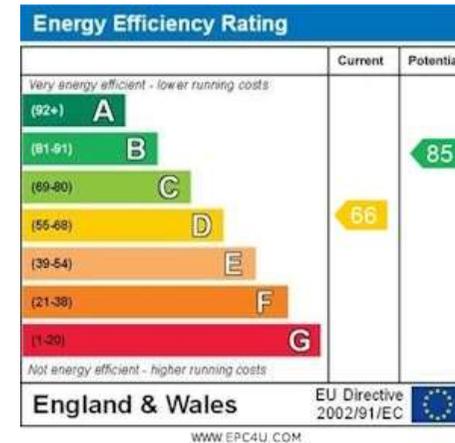
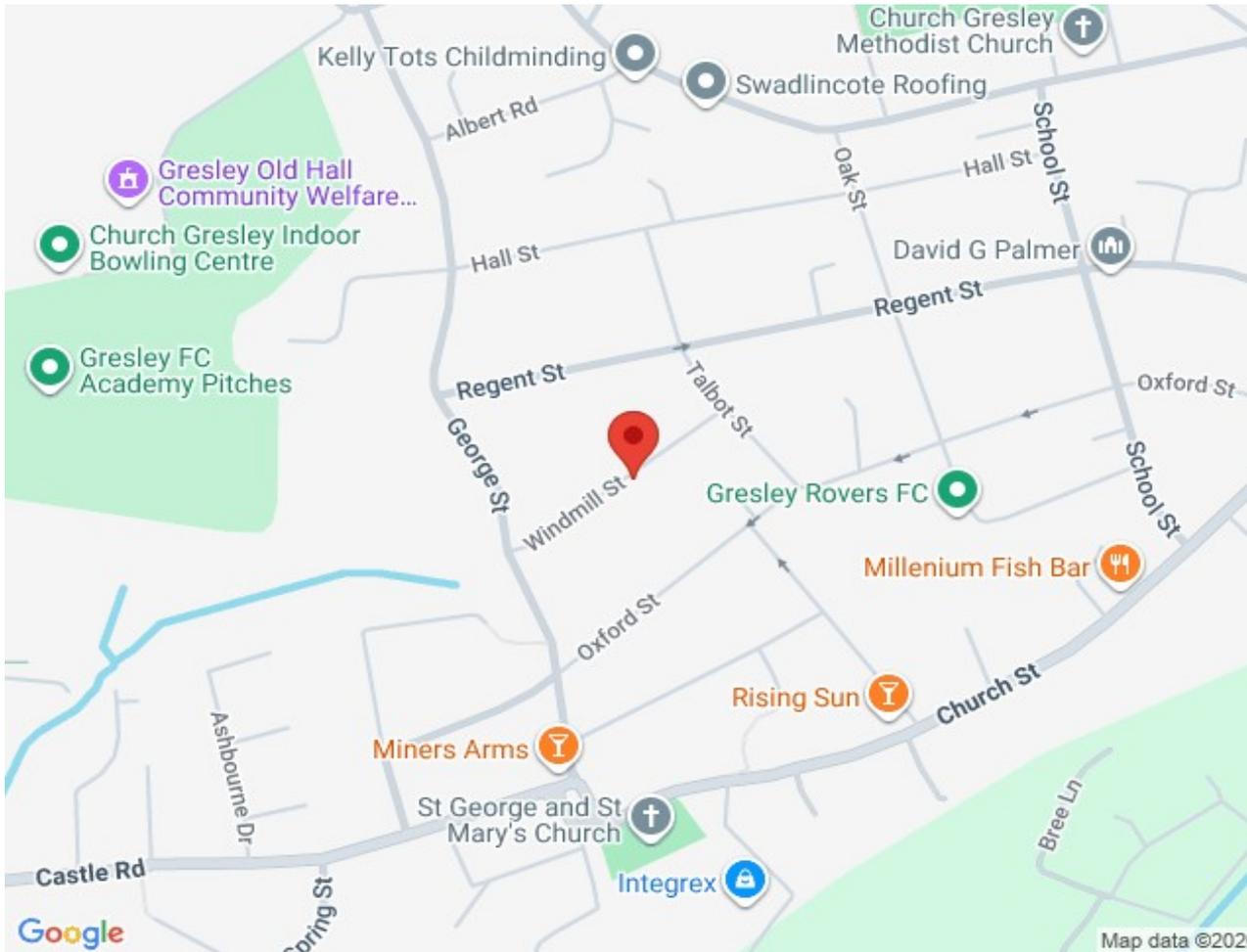


TOTAL FLOOR AREA : 951 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

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Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

