



Stirling Close, Church Gresley,
Swadlincote, Derbyshire



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£200,000



Key Features

- Spacious Mews House
- Three Good Sized Bedrooms
- Popular Residential Location
- Immediate Vacant Possession
- Great Potential
- Ideal First Time Or Family Purchase
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this modern spacious three bedroomed corner town house located in a popular and convenient location close to amenities and facilities. With gas fired central heating and Upvc double glazed the home offers deceptively spacious accommodation which in brief comprises:- open canopied entrance, entrance hall, guest cloak room, large sitting room, good sized kitchen and on the first floor a landing leads to three well proportioned bedrooms and family bathroom. Outside parking is provided in front of the large brick built garage, to the rear is a pleasant enclosed mainly lawned garden.

Accommodation In Detail

Open Canopied Entrance

having entrance door with obscure double glazed visibility lights leading to:

Entrance Hall

having staircase rising to first floor, one central heating radiator and fitted smoke alarm.

Guest Cloak Room

having low level wc, wall mounted wash basin, one central heating radiator and obscure double glazed window to front elevation.

Reception Room 4.5m x 4.6m (14'10" x 15'1")

having Upvc double glazed window to rear elevation, Upvc double glazed French doors opening out to the rear garden, two double central heating radiators and useful downstairs storage cupboard.

Kitchen 3.53m x 2.37m (11'7" x 7'10")

having a good range of timber effect base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, four ring gas hob with electric oven under and extractor over, cupboard containing fitted ideal central heating boiler, fitted time control, Upvc double glazed window and half obscure glazed door leading out to rear garden.

On The First Floor

Landing

having access to loft space, airing cupboard incorporating lagged hot water cylinder and fitted smoke alarm.

Master Bedroom 4.87m x 2.58m (16'0" x 8'6")

having two Upvc double glazed windows to rear elevation and one central heating radiator.

Bedroom Two 3.1m x 2.58m (10'2" x 8'6")

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Three 2.9m x 1.95m (9'6" x 6'5")

having Upvc double glazed window to side elevation and one central heating radiator.

Bathroom

having modern white suite comprising panelled bath with shower attachment over, pedestal wash basin, low level wc, one central heating radiator, extractor vent, shaver point and obscure Upvc double glazed window to front elevation.

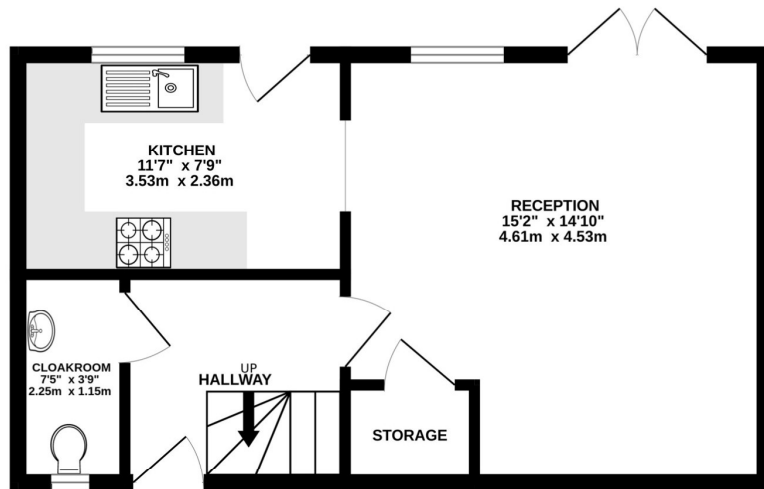
Outside

Parking is provided in front of the garage which is a short distance away from the home. To the rear is a pleasant enclosed good sized garden which is mainly laid to lawn and screened by timber fencing.

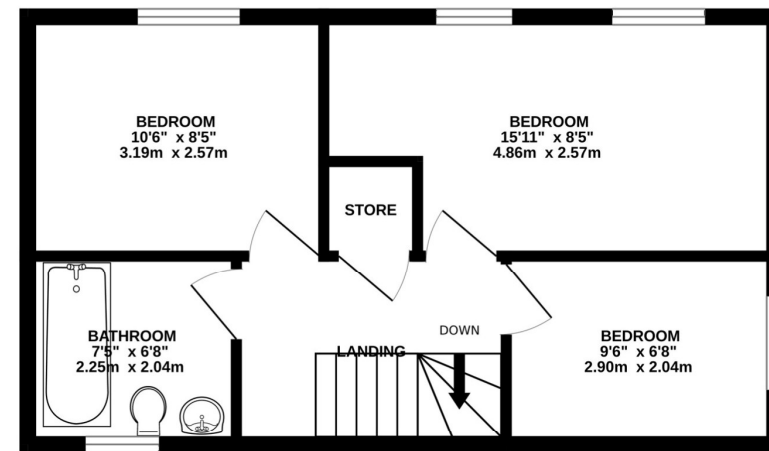
Garage

having up and over door, electric light and power.

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



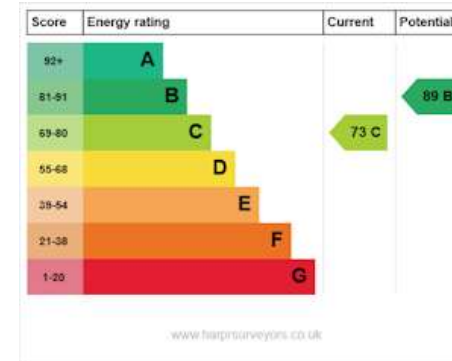
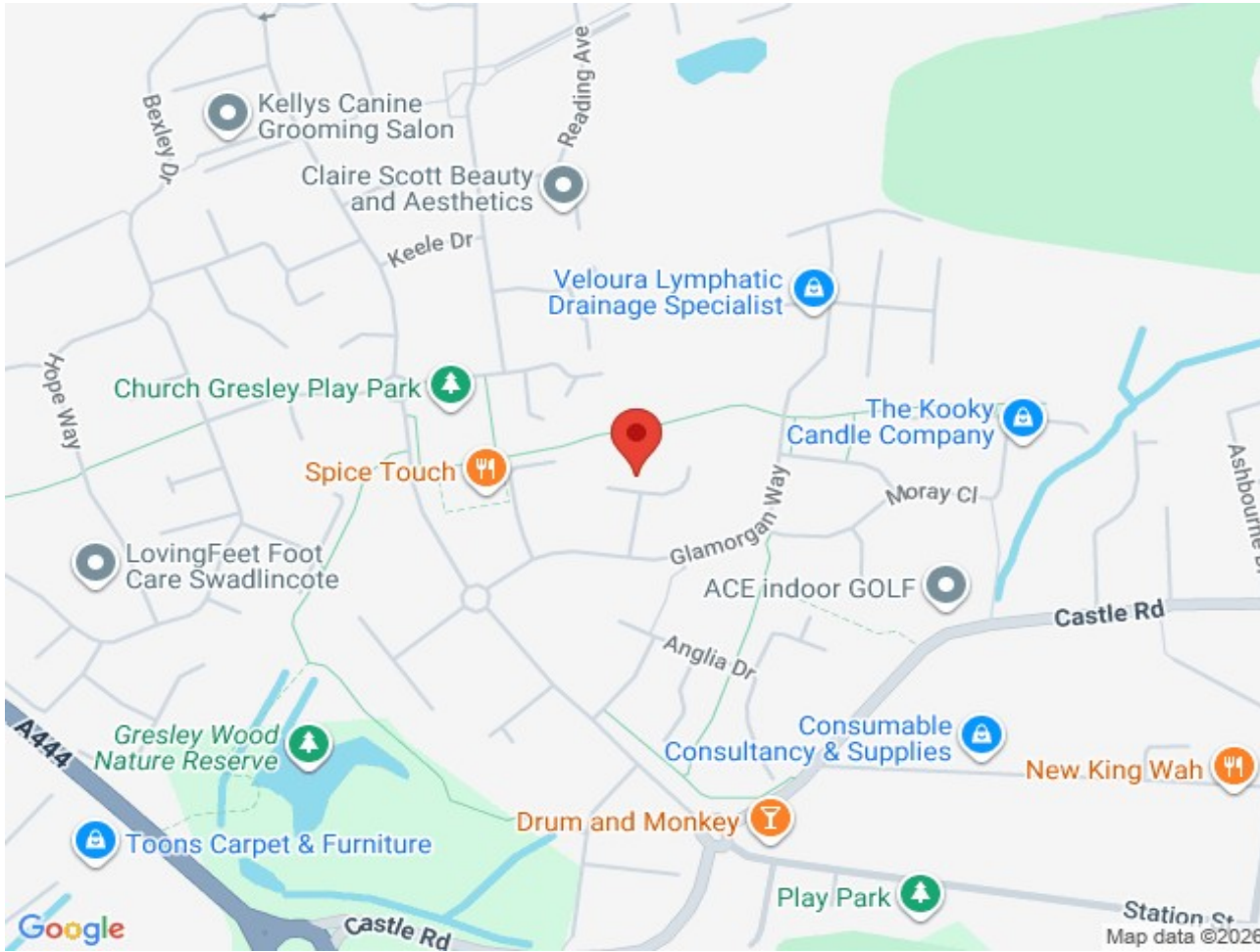
1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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.

