



**Church Street, Church Gresley, Swadlincote, DE11**

**£164,950**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

**Cadley Cauldwell** are delighted to present this charming and **fully renovated two-bedroom semi-detached** on Church Street, Church Gresley, offering a perfect blend of period character and contemporary living. Ideal for first-time buyers or investors, this property is available with no upward chain.

Step inside to find a welcoming Lounge, boasting the original fireplace that adds character to the space. The newly fitted Kitchen is a highlight, offering a modern and functional area for culinary endeavours. Adjacent to this, a useful Utility Room provides space and connections for a washing machine and dryer, enhancing daily convenience. The ground floor is completed by a newly fitted Bathroom, designed for comfort and style.

Ascending to the first floor, you will find two well-proportioned bedrooms. Bedroom One offers ample space, while Bedroom Two benefits from a convenient built-in cupboard, providing practical storage solutions.

Externally, the property features a private rear garden, an ideal outdoor retreat. It includes a patio area, a lawn, an outhouse/store, and a gravelled entertaining area, all newly fully fenced for privacy and security. A side access gate adds further practicality.

Located within walking distance of Swadlincote Town Centre, this home offers easy access to local amenities and major transport routes. With its full renovation, new decor & flooring throughout, double glazing, and gas central heating, this residence is ready for you to move straight in.

Council Tax Band A / EPC Rating D / Freehold

**Kitchen** - 3.28m x 2.92m (10'9" x 9'7")

Integrated appliances, Under stairs cupboard with consumer unit

**Utility Room** - 1.83m x 1.63m (6'0" x 5'4")

Space & plugs for washing machine & dryer

**Lounge** - 4.24m x 2.92m (13'11" x 9'7")

Original fireplace

**Bathroom** - 2.36m x 1.93m (7'9" x 6'4")

Newly fitted

**Bedroom One** - 4.01m x 2.97m (13'2" x 9'9")

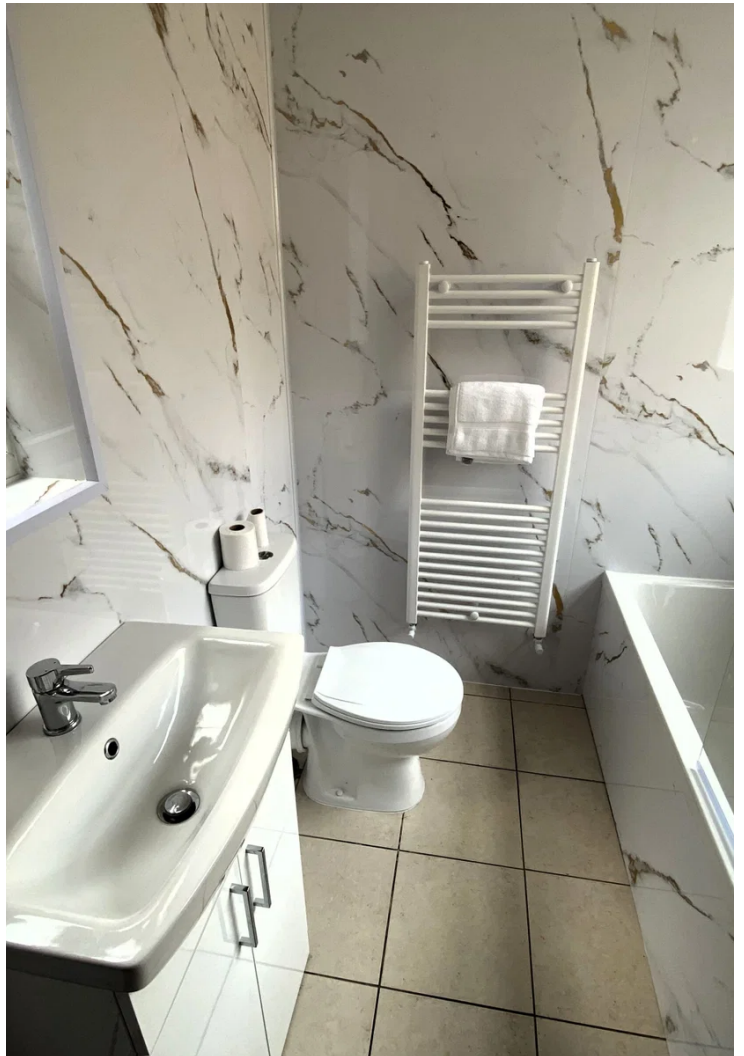
**Bedroom Two** - 3.3m x 2.87m (10'10" x 9'5")

Built in cupboard

**Rear**

Patio, laid to lawn, outhouse/store, gravelled entertaining area, fully fenced, side access gate.







## **Cadley Cauldwell**

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