ABODE
SALES & LETTINGS

Hall Street, Church Gresley, Derbyshire, DEII 9QU
£175,000



https://www.abodemidlands.co.uk/







Nestled on Hall Street in the charming area of Church Gresley, Swadlincote, this delightful modern detached house presents an excellent opportunity for those seeking a new home. With no chain involved, the property is ready for immediate occupancy, making it an ideal choice for first-time buyers or those looking to downsize.

It Comprises of Hallway leads to both the kitchen and to the lounge, featuring doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living. This space is perfect for entertaining guests or enjoying quiet evenings at home.
The first floor boasts two comfortable bedrooms, providing ample space for relaxation and res
Outside, the property benefits from a lovely garden, offering a private retreat for outdoor activities or simply enjoying the fresh air. Additionally, a driveway provides off-road parking, adding to the practicality of this charming home.

** Viewing is highly Recommended**

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HALL
Entrance door into the hallway with a radiator, door to the lounge and arching into the kitchen.

KITCHEN
Fitted units with solid woodwork surfaces and a sink unit with mixer tap. Fitted electric double oven and hob, further appliance spaces, two double glazed windows and a tiled floor.

LOUNGE
Two double glazed windows and double doors onto the garden, two radiators, feature fireplace and stairs to the first floor.

FIRST FLOOR LANDING
Double glazed window and loft access.

BEDROOM
Double Glazed window, radiator, airing cupboard and wardrobe.

BEDROOM
Double glazed window, radiator and a wardrobe.

BATHROOM
Panel enclosed bath, electric shower, vanity sink unit with a wash hand basin and storage cupboard under, low flush WC, radiator and a double glazed window. Double glazed window, radiator and a wardrobe.

OUTSIDE
Paved garden to the front and side with stone area and rear driveway.

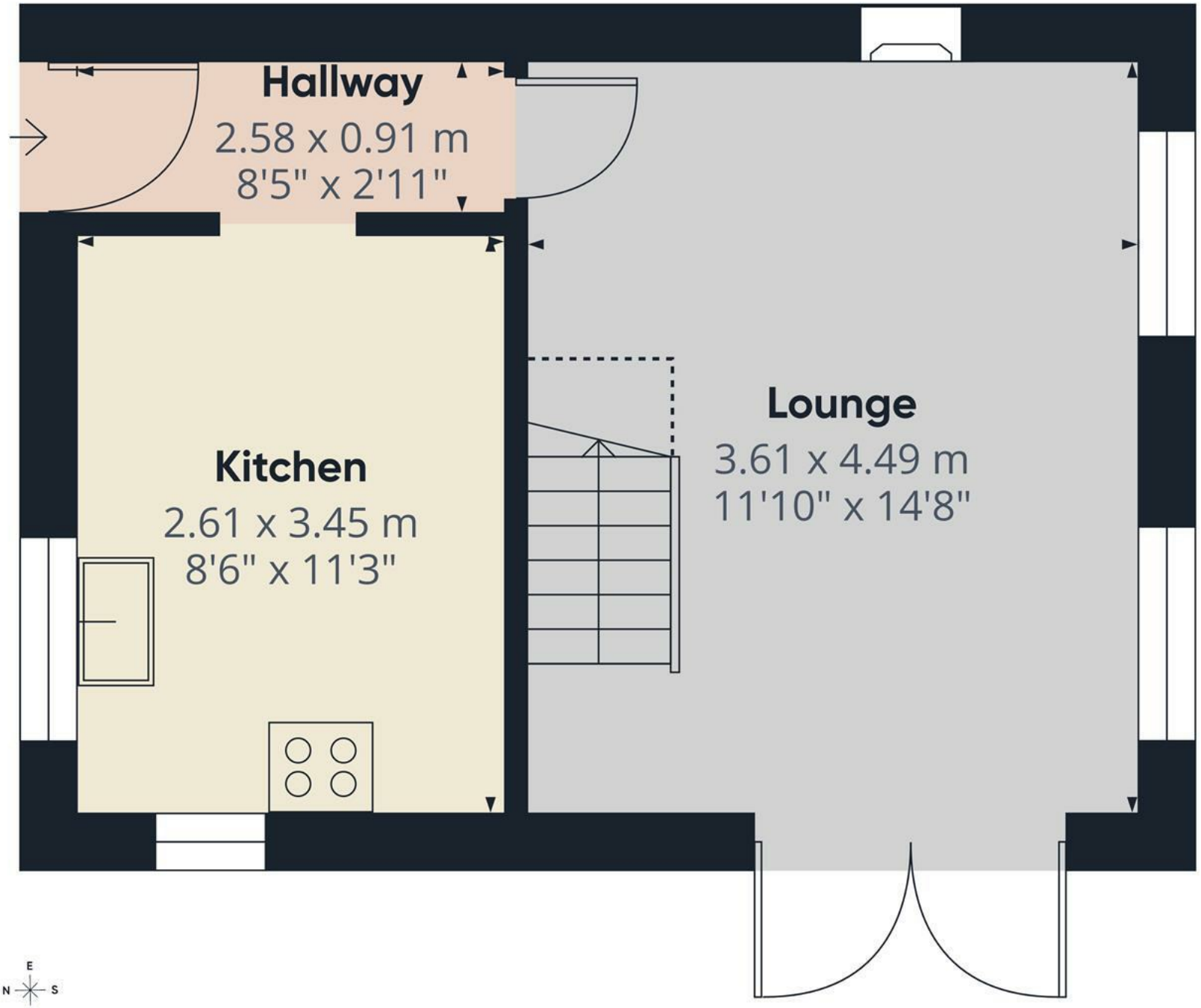





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Floor 0

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Approximate total area(1)

28.6 m²

308 ft²

Reduced headroom

1.3 m²

14 ft²

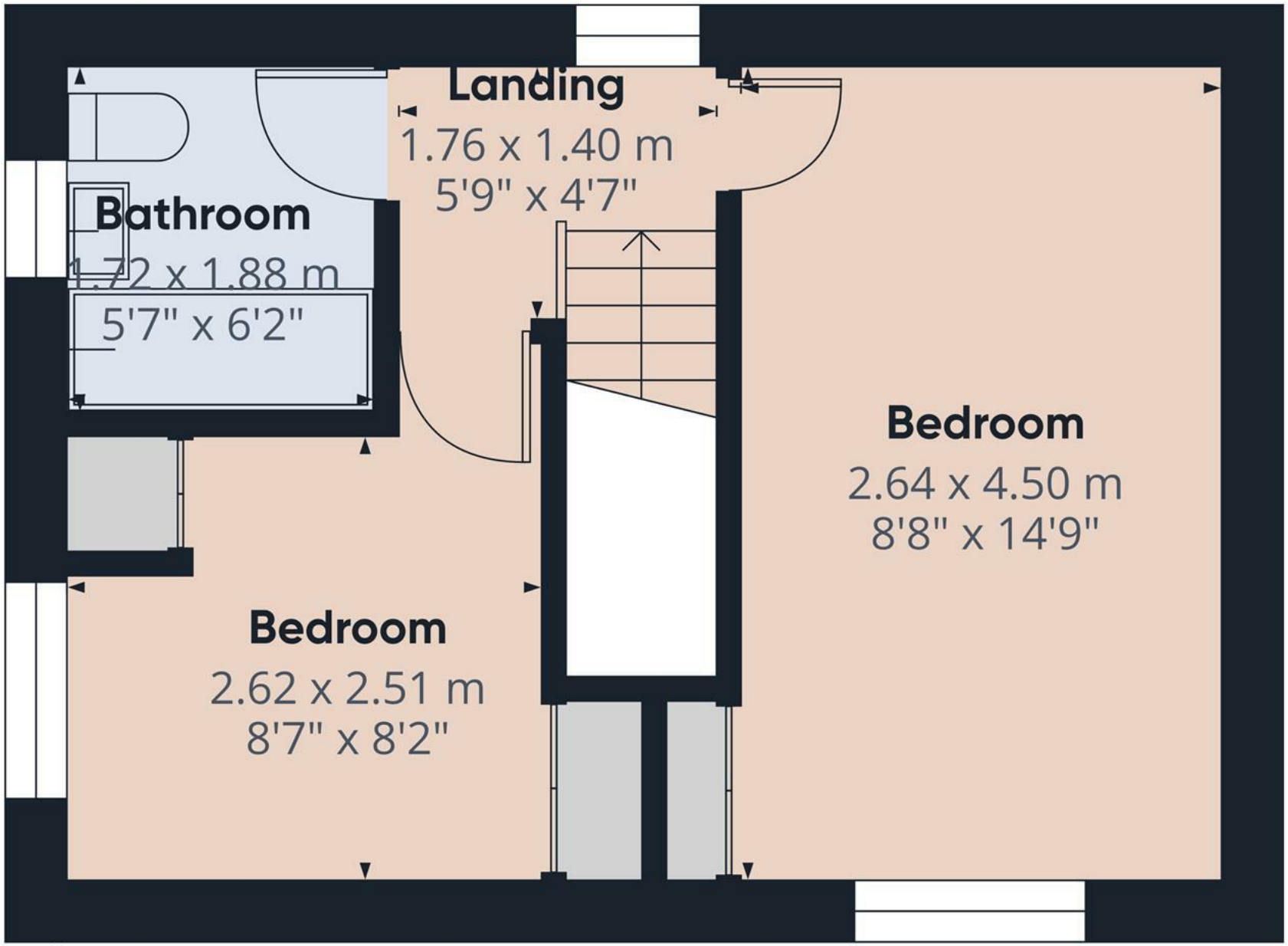
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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Approximate total area(1)

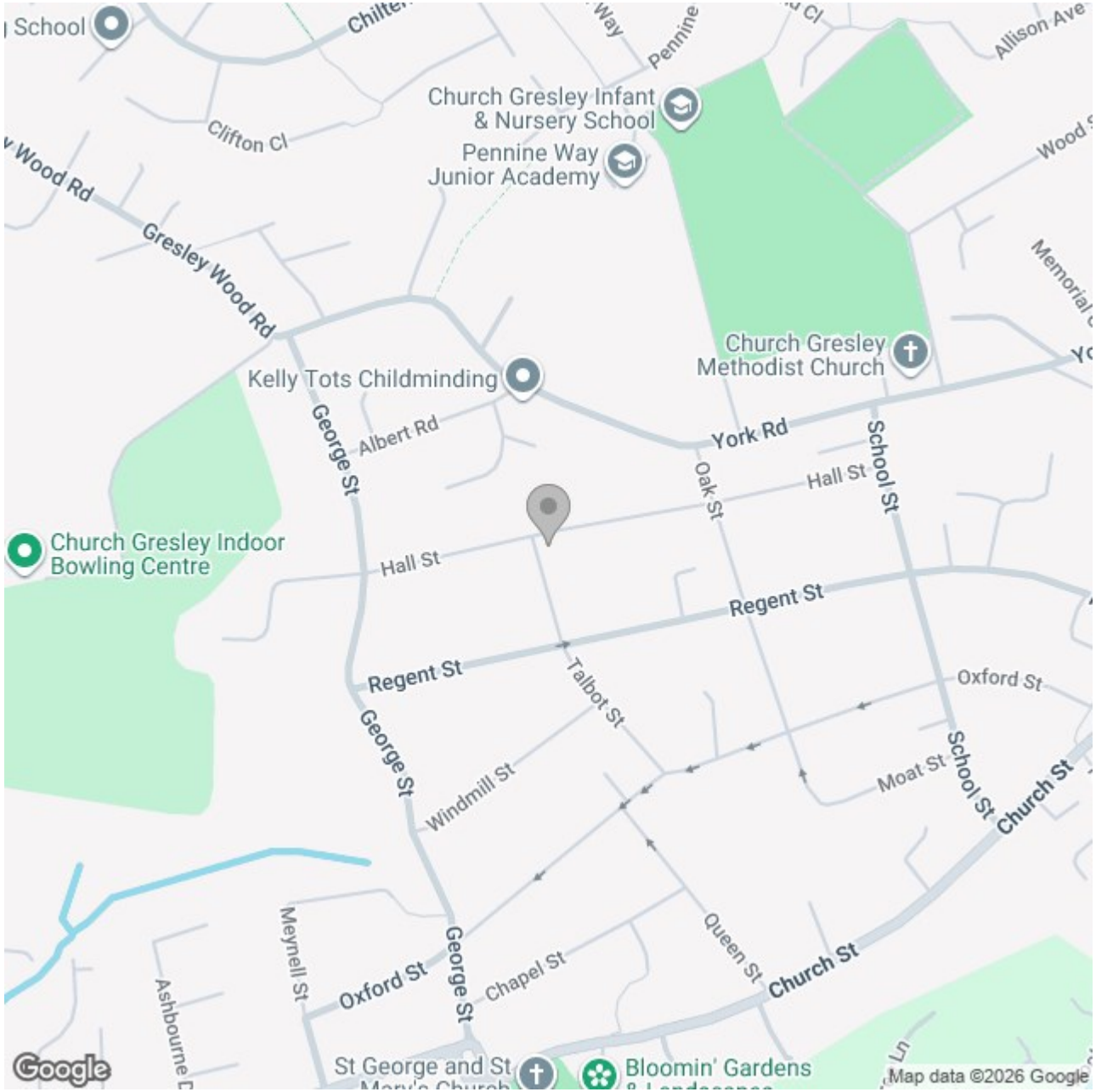
25.6 m²

274 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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