



52 Charles Street
Church Gresley, Derbyshire DE11 9QD
£169,950

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**** LIZ MILSOM PROPERTIES **HURRY TO VIEW.... PERFECT FIRST HOME!!** This **SPLENDID 2** bedroomed **TERRACED** home is **NOT TO BE MISSED....** having been beautifully maintained throughout. Benefiting from gas central heating, double glazing, **NEWLY FITTED FLOORING** THROUGHOUT - Modern Fitted Breakfast Kitchen, Lounge, two Bedrooms and a modern contemporary Bathroom. To the rear of the property there is a low maintenance rear courtyard and outbuilding with **OFF ROAD PARKING** for a one car to the rear. **CALL THE MULTI-AWARD WINNING AGENTS TODAY. EPC Rating "D"/Council Tax Band "A" - HURRY TO VIEW....**

- Ideal for first time buyers!!
- Spacious Lounge
- Contemporary Fitted Bathroom
- Off Road Parking For One Car
- **NO UPWARD CHAIN**
- Superb Two Bed Terrace Home
- Splendid Re-fitted Kitchen
- Low Maintenance Rear Garden
- Outbuilding for Storage
- **HURRY TO VIEW**



Location

Church Gresley is approximately half a mile from Swadlincote town centre which provides all local amenities with shops, Supermarkets, eateries and a local cinema For family, the property is within easy walking distance of the local primary school and for Recreational purposes there is the Swadlincote Ski Slope, Greenbank Leisure Centre, within a short walk, the Maurice Lea Memorial Park and driving you have the National Forest with the Rosliston Forestry Centre approximately 4 miles away and Conkers. Ideal for the commuter the property is conveniently placed for the road networks including easy access to the A444, A511, A38 and M42 which leads to the major cities of Birmingham, Nottingham and beyond.

AGENTS NOTE:

This property has been maintained to an exceptionally high standard, with no detail overlooked. The boiler comes with a full service history, and relevant correspondence can be provided for peace of mind. The roof has been replaced with new loft insulation. Modern feel throughout, the home features upgrades, including a rear double electric socket, outside tap, outside lighting and new doors throughout . This is an excellent opportunity to purchase a beautifully updated home, offering both comfort and style in every corner. A perfect first home!!

Overview - Ground Floor

The front of the property opens directly into a spacious Lounge, featuring newly fitted carpets, a central light point, a TV point, and an oak beam set within the chimney breast, adding character to the room. A door leads into the Inner Hallway, where stairs rise to the first-floor landing area. At the rear of the property, you'll find the modern Breakfast Kitchen, equipped with a range of cream wall and floor-mounted units, complemented by beech work surfaces. The kitchen also includes an inset sink and drainer, two extractor fans, and stylish tiled walls. A radiator adds warmth, and there's ample space for a dining table, making it ideal for family meals. Additionally, a useful understairs pantry for extra storage. A door leads out to the rear courtyard, offering easy access to outdoor space.

Overview - First Floor

On the first floor, the Master Bedroom overlooks the front elevation and offers a generously sized double room, featuring newly fitted carpets, a central light point, and a radiator for added comfort. The Second Bedroom, a well-sized single room, overlooks the rear elevation and also benefits from newly fitted carpets, a central light point, and a radiator. The modern, contemporary re-fitted Bathroom completes the accommodation, offering a sleek three-piece suite, including a mains shower over the bath. The bathroom also boasts a mirror with background lighting and a towel heater, providing both functionality and style.

The beautifully presented accommodation includes:-

Spacious Lounge

11'3 x 10'0 (3.43m x 3.05m)

Newly Fitted Breakfast Kitchen

11'1 x 10'1 (3.38m x 3.07m)

Bedroom One

11'2 x 10'1 (3.40m x 3.07m)

Bedroom Two

11'1 x 5'4 (3.38m x 1.63m)

Splendid refitted Bathroom

8'1 x 5'9 (2.46m x 1.75m)

Outside

The property enjoys a pleasant position, fronting onto Charles Street, with the added convenience of space for one car at the rear. The rear garden is designed for low maintenance, featuring a combination of patio and gravel areas, along with low-level fencing and newly erected fence panels for added privacy. A rear outside light enhances the space, making it perfect for outdoor use in the evenings. Additionally, there is an outbuilding ideal for storage. The property is also within a short walk of the Maurice Lea Memorial Park, offering beautiful grounds and a range of sports facilities, providing a perfect spot for outdoor recreation.

Tenure

Freehold - with vacant possession on completion. Liz

Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements

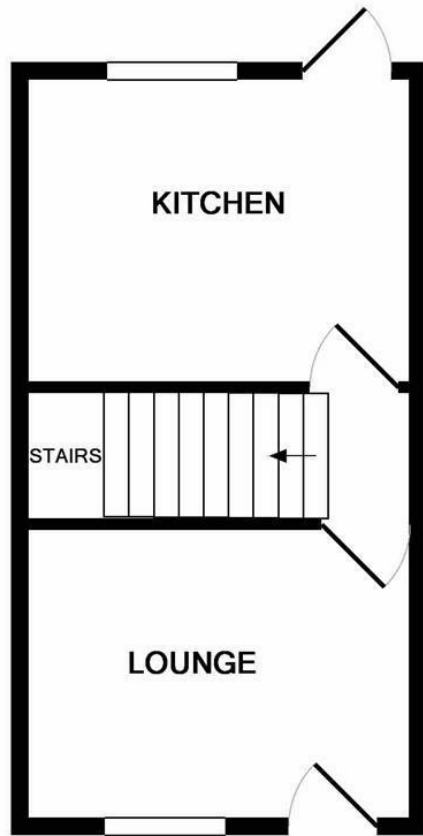
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

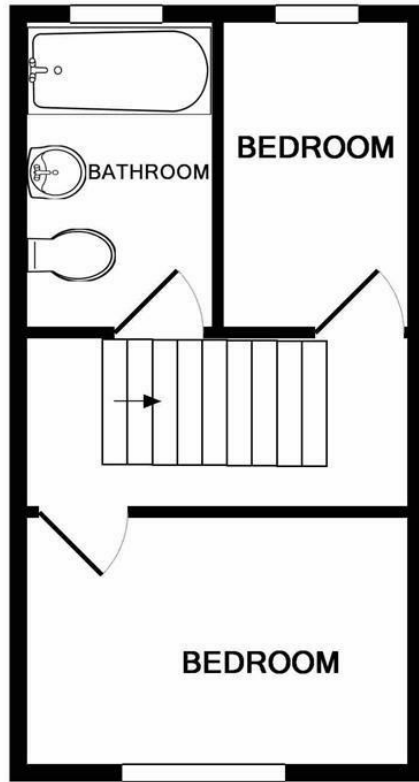
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/DG/ Draft 1





GROUND FLOOR



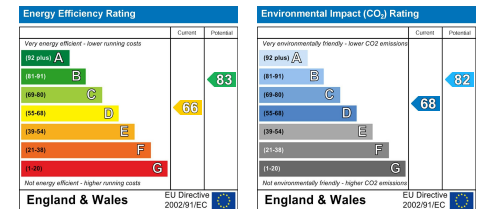
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions

The property is best approached by travelling from our offices along the A514 Hartshorne Road, upon reaching the Tollgate roundabout, take the second exit into Swadlincote Road, taking the first exit on the left in to Woodhouse Street. Proceed until the next roundabout and take the third exit into Coppice Side and first right in York Road, which runs along the Maurice Lea Memorial Park, continue and Charles Street is a quiet street, on the right hand side, our subject property is situated on the right clearly denoted by our red distinctive 'For sale' board.



Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

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COUNCIL TAX

Band: A

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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