

# Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

*Merton Close, Church Gresley, DE11*

## *£179,950*



CADLEY CAULDWELL are excited to bring to the market this immaculately presented NO CHAIN three bedroomed semi-Detached family home. Located on a very sought after residential estate within Church Gresley; close to local amenities and major route ways.

**THIS PROPERTY IS IDEAL FOR FIRST TIME BUYERS!**

The property consists of a fitted kitchen, utility area/cloakroom, and spacious lounge/diner with patio doors leading to the private enclosed rear garden, two double bedrooms, one single bedroom, family bathroom and private parking for two vehicles.

Gas central heating and double glazing.

**THIS PROPERTY MUST BE SEEN!**

Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!

- CC NO CHAIN
- CC Guest Cloakroom/Utility Area
- CC Modern Three Bedroomed Semi-Detached Family Home
- CC Private Rear Garden
- CC Private Parking
- CC EPC Rating: C

# Merton Close, Church Gresley, DE11

## Directions

At the Sainsbury s roundabout take the exit signposted Hearthcote Road, continue along this road going through 2 mini roundabouts, at the 3rd roundabout take the 1st exit onto Swadlincote Lane, continue along this road until you come to a 2nd roundabout, at this roundabout take the 2nd exit onto Brunel Way, continue along this road until you come to another roundabout, at this roundabout take the 3rd exit onto Westminster Drive, continue along Westminster Drive until you reach a junction turn left at this junction on to Edinburgh Road, take the next left onto Merton Close the property is on the right hand side clearly identifiable by our for sale sign. SAT NAV USERS POSTCODE: DE11 9GG

## IMPORTANT INFORMATION

\*Mortgage advice is available within our office\*

## GROUND FLOOR

### Kitchen

9'3" x 11'4" (2.82m x 3.45m)

### Utility Area/ Guest Cloakroom

6'11" x 4'0" (2.11m x 1.22m)

### Lounge/Diner

14'5" x 13'8" (4.39m x 4.17m)

## FIRST FLOOR

### Bedroom One

9'0" x 11'9" (2.74m x 3.58m)

### Bedroom Two

8'7" x 6'7" (2.62m x 2.01m)

### Bedroom Three

8'9" x 6'10" (2.67m x 2.08m)

### Bathroom

6'3" x 5'2" (1.91m x 1.57m)



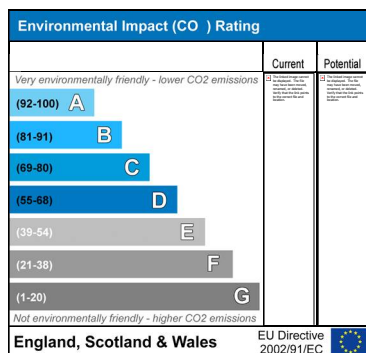
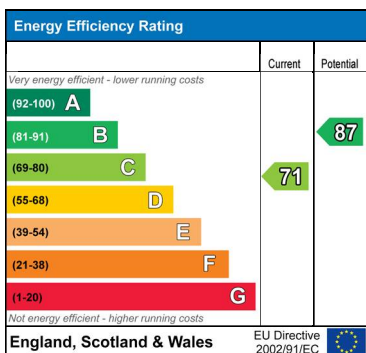
# OUTSIDE

## To The Rear

Easy to maintain private enclosed rear garden. Paved seating area. Decorative stoned area. Various shrubs and bedding plants. Wooden garden shed. Access to the side via the wooden gate.

## The Front & Side

Private parking for two vehicles to the side of the property. Decorative gravelled area. Various shrubs and bedding plants. Storm porch.



## Ground Floor



## First Floor



Please note - these are not to scale. For display purposes only  
Plan produced using PlanUp.

Viewing by appointment only with  
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.