

Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

Silkstone Close, Church Gresley, DE11

£179,950



CADLEY CAULDWELL are pleased to offer to the market this exceedingly well maintained and recently renovated semi-detached property in a popular residential location. Fantastic walking routes close by, schools and amenities. Ideal for first-time buyers and landlords alike, the property comprises two double bedrooms, family bathroom & guest cloakroom, Open plan living/kitchen/dining area, enclosed rear garden, off-street parking for two vehicles; and with the benefit of double glazing and gas central heating.

VIEWINGS ARE HIGHLY ADVISED

Contact CADLEY CAULDWELL on 01283 217251 or visit www.cadleycauldwell.co.uk to arrange your viewing TODAY!

****Council Tax Band: B / EPC Rating: D**

- Recently Renovated
- Rear Garden

- Two Double Bedroomed Home
- Gas Central Heating & Double Glazed

- Parking For Two Vehicles
- **Council Tax Band: B / EPC Rating: D

Silkstone Close, Church Gresley, DE11

Directions

From Sainsbury's island head south onto Civic Way, take the first left onto West Street, continue onto Alexandra Road, Church Avenue and Wilmot Road, at cross roads take a left onto York Road, then take a right onto Coppice Side, at island take the third exit onto Common Road, then take a left onto Thorpe Downs Road, then take the second right onto Silkstone Close, follow the road around to the Right and the property can be found on the right-hand side clearly displaying one of our for sale boards. SAT NAV USERS POSTCODE: DE11 9PE



IMPORTANT INFORMATION

Mortgage advice is available within our office

GROUND FLOOR

Porch

2'10" x 6'8" (0.86m x 2.03m)

Open Plan Living and kitchen

23'5" x 12'6" (7.14m x 3.81m)



Guest Cloakroom

4'8" x 2'4" (1.42m x 0.71m)

FIRST FLOOR

Bedroom One

8'1" x 12'6" (2.46m x 3.81m)



Bedroom Two

8'2" x 12'0" (2.49m x 3.66m)



Bathroom

6'4" x 6'0" (1.93m x 1.83m)



OUTSIDE

To The Rear

Private rear garden set over two tiers. Paved seating area. Artificial grass. Gravelled area with wild flowers. Storage shed. Access to the front via the wooden gate.

To The Front

Private parking for two vehicles. Access to the rear via the side gate.

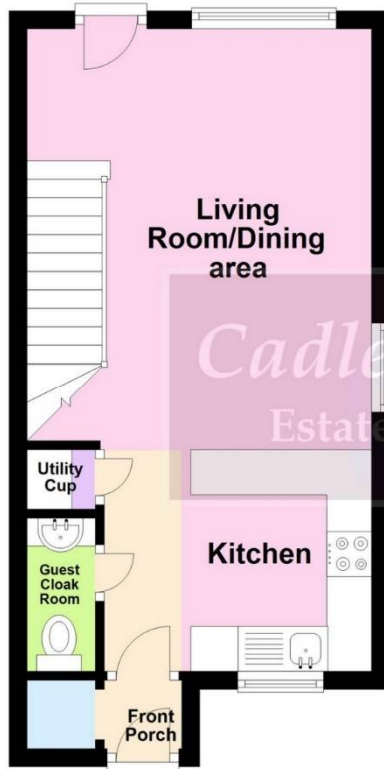


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			88
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 27.5 sq. metres (295.8 sq. feet)



First Floor

Approx. 27.6 sq. metres (296.8 sq. feet)



Total area: approx. 55.1 sq. metres (592.6 sq. feet)

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.