

Albert Road, Church Gresley, DE11

£150,000



CADLEY CAULDWEL are pleased to bring to the market this desirable three bedroomed FAMILY home. Located on a popular residential street close to local amenities, schools and major route ways.

This property consists of an entrance hall, lounge, kitchen/diner, two double bedrooms, one single bedroom, family bathroom, private enclosed rear garden, covered carport, detached garage and private parking to the front.

VIEWINGS ARE HIGHLY RECOMMENDED.

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

☪ Nicely Presented & Maintained Family Home

☪ Three Bedroomed Semi-Detached

☪ Private Parking, Covered Carport & Detached Garage

☪ Kitchen/Diner

☪ Private Rear Garden

☪ EPC Rating: E

Albert Road, Church Gresley, DE11

Directions

From Sainsbury's Island take the first exit onto Civic Way, proceeding past the leisure centre on the left onto Hearthcote Road. Continue along this road and past the second mini island take the first turning onto Gresleywood Road. At the top of Gresleywood Road go straight over onto George Street, then take the first left onto Albert Street. You will locate the property on your left hand side clearly displaying a Cadley Cauldwell for sale sign. SAT NAV USERS POSTCODE: DE11 9QS

GROUND FLOOR

Entrance Hall

6'0" x 4'3" (1.83m x 1.30m)

Lounge

14'4" x 11'6" (4.37m x 3.51m)

Kitchen/Diner

10'2" x 14'10" (3.10m x 4.52m)

FIRST FLOOR

Bedroom One

14'5" x 8'6" (4.39m x 2.59m)

Bedroom Two

10'0" x 8'7" (3.05m x 2.62m)

Bedroom Three

7'11" x 5'11" (2.41m x 1.80m)

Bathroom

7'0" x 5'9" (2.13m x 1.75m)

OUTSIDE

To The Rear

Covered carport. Access to the detached garage. Decorative stoned seating area. Paved area. Lawn.

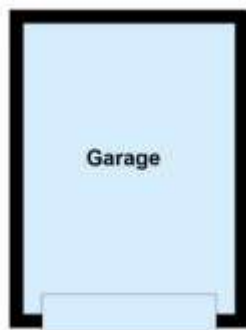
To The Front

Private parking. Access to the carport via the double wooden doors.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) F			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
		53	70
England, Scotland & Wales		EU Directive 2002/91/EC	

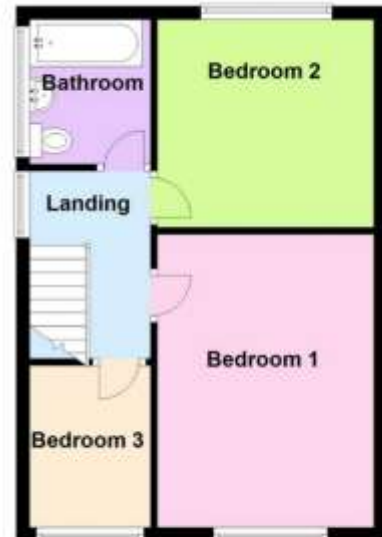
Environmental Impact (CO ₂) Rating		Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) F			
(21-38) F			
(1-20) G			
<small>Not environmentally friendly - higher CO₂ emissions</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.