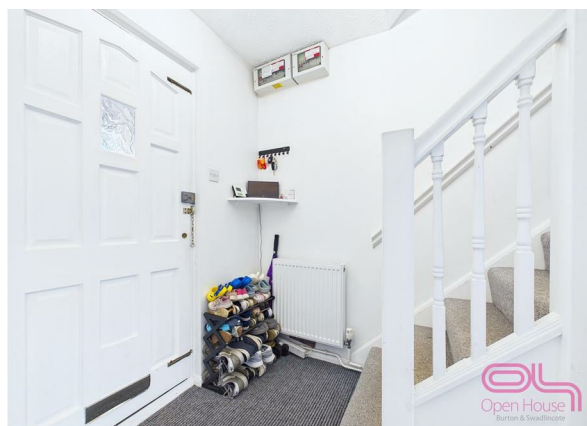


Wye Dale, Church Gresley, Swadlincote, DE11 9RQ

£170,000

Council Tax Band: B



We are pleased to present this well-presented two-bedroom terraced home on Wye Dale, Church Gresley, offering bright and comfortable accommodation that would make an excellent first purchase or starter home.

The property has been maintained to a good standard throughout, with a modern fitted kitchen, a particularly spacious living and dining room opening directly onto the rear garden, two good-sized bedrooms and a contemporary bathroom. Neutral décor throughout gives the home a fresh feel while leaving the next owner plenty of scope to add their own style.

Outside to the front is a small front garden area plus off-road parking, the rear garden is enclosed and predominantly laid to lawn, with a patio seating area directly outside the living room.

Location

Wye Dale is situated within the popular residential area of Church Gresley, conveniently positioned for a range of everyday amenities, schools and local facilities. Swadlincote town centre is also within easy reach, offering further shops, supermarkets, leisure facilities and services.



Open House Burton & Swadlincote



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	