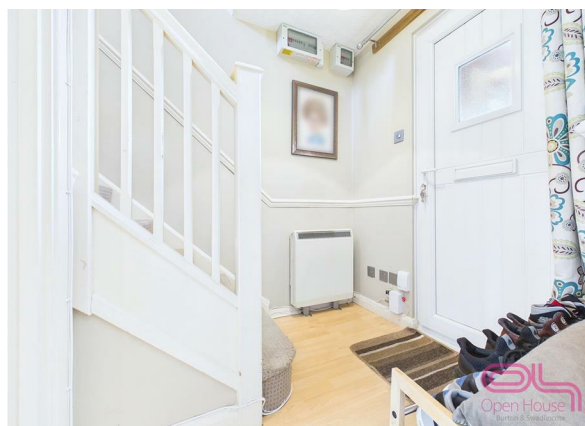


Wye Dale, Church Gresley, Swadlincote, DE11 9RQ

£160,000

Council Tax Band: B

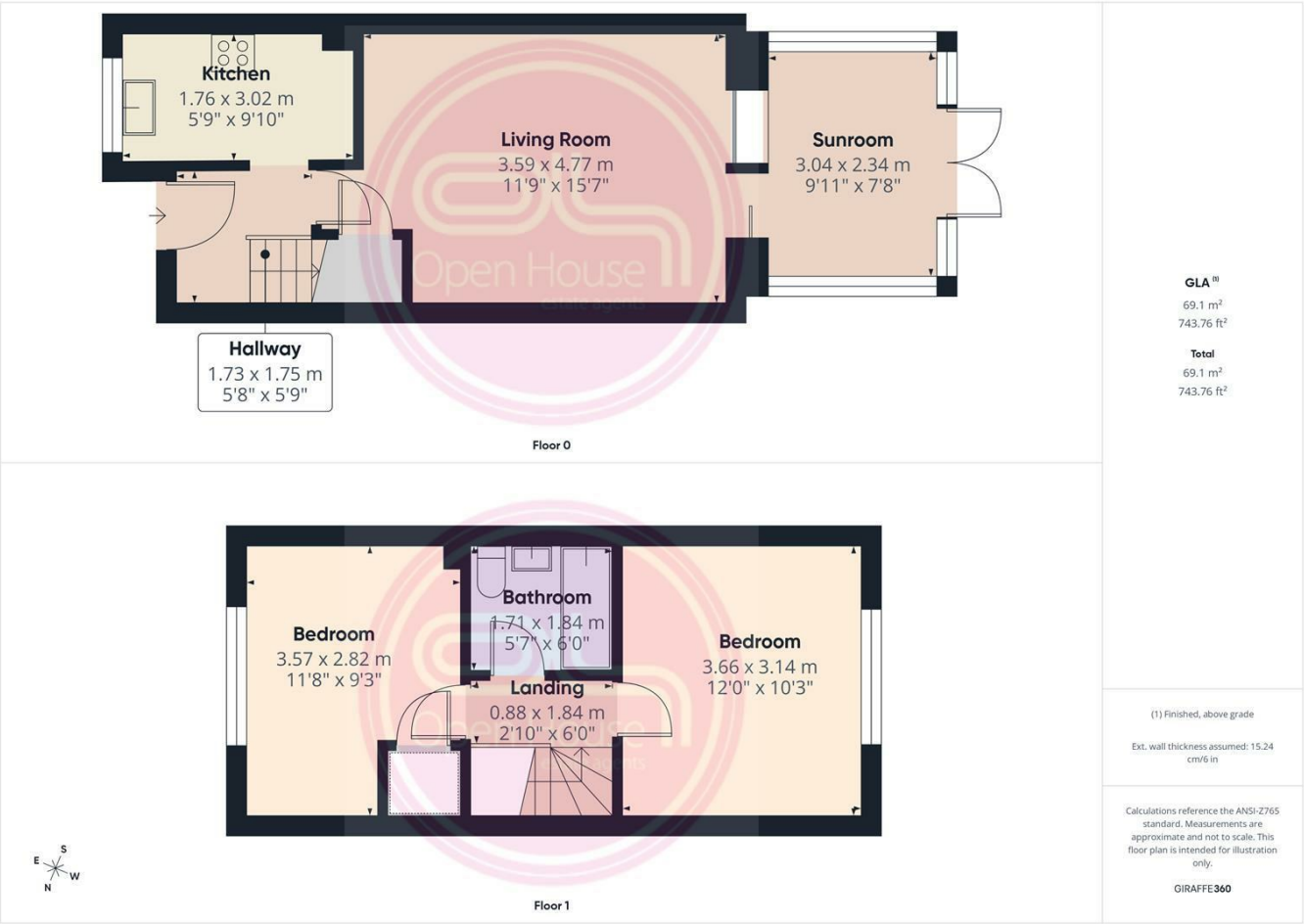


The property is in a good state of repair throughout, though would benefit from modernisation to add value. The home is perfectly located in close proximity to local amenities and schools, including a retail park just up the road on the drum and monkey estate with a Sainsburys Local, Fish and Chip Shop, Indian Take Away, and a Charity shop, as well as the local health centre. Moreover, there are nearby walking routes, with the area being close to the National Forest.

The property in brief, comprises of a spacious lounge diner, well-appointed kitchen, a conservatory as well as two bedrooms and a bathroom. To the front there is parking for two cars, and to the rear a low-maintenance and enclosed garden.



Open House Burton & Swadlincote



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	