

Ashford Way, Church Gresley, Swadlincote, DE11 9TP

£230,000

Council Tax Band: B



Positioned on a popular modern development in Church Gresley, this well-presented three-bedroom semi-detached home offers a practical and well-balanced layout, ideal for a range of buyers.

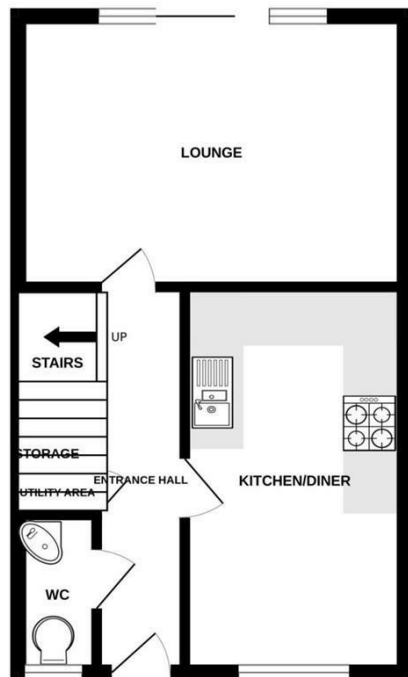
The property benefits from a contemporary finish throughout, with a spacious lounge to the rear, a well-equipped dining kitchen, and the added convenience of a ground floor cloakroom. Upstairs, the accommodation continues to impress with three bedrooms, including a principal bedroom with en-suite, alongside a family bathroom.

Externally, the property enjoys a private rear garden and off-road parking for two vehicles. Offered with no upward chain, early viewing is strongly advised.

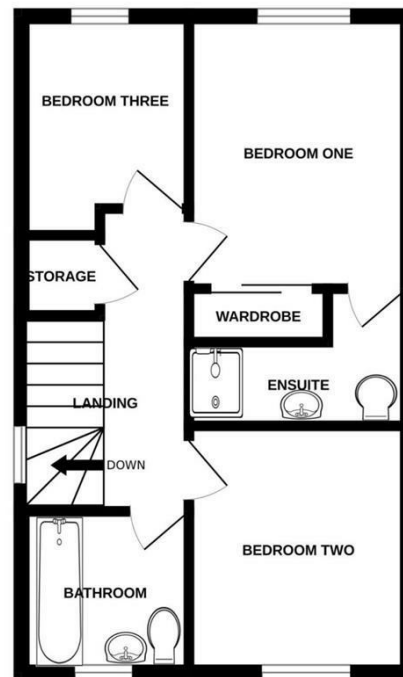


Open House Burton & Swadlincote

GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	78	
(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	