

# Wye Dale

Church Gresley, Swadlincote, DE11 9RP

John  
German



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£145,000

**Situated in the popular town of Swadlincote is this charming two-bedroom terraced home located in a highly sought-after residential area. Requiring modernisation to be brought up to modern standard, a perfect opportunity for first time buyers looking to get onto the property ladder.**

Offered for sale with no onward chain, this two-bedroom terraced home is a perfect option for first time buyers looking to get themselves onto the property ladder. With cosmetic work required to bring the property up to modern day standards, the home gives any prospective purchaser a brilliant opportunity to work with a blank canvas, to tailor the property to their needs and wants.

Upon entering the property, you are greeted by a welcoming hallway that provides access to the kitchen and living room. The kitchen is thoughtfully designed with ample countertop space and cabinetry for storage. Located towards the front of the house, it features matching wall and base units, space for cooker, plumbing for washing machine, stainless steel sink and drainer and space for fridge and freezer. Spanning the full width of the property, the living room offers a spacious, bright and airy environment, with patio doors leading out to the garden. To the first floor, the home offers two double sized bedrooms, both of which comfortably fit a double bed with ample bedroom furniture. The two bedrooms share a family bathroom which features a bath with shower above, low level flush WC and wash hand basin.

Wye Dale is located in a quiet and popular neighbourhood, offering a blend of suburban living with close proximity to essential amenities. Nearby you will find excellent local schools, parks and supermarkets, catering to everyday needs. The area boasts convenient transport links, with easy access to major road networks and public transport options, making it ideal for commuting to nearby towns or cities. For families, the home is well served by good schools, which include Church Gresley Infant and Nursery School, St George's CofE Primary School, Pennine Way Junior Academy The Pingle Academy.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** TBC.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/01.10.2024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







## Agents' Notes

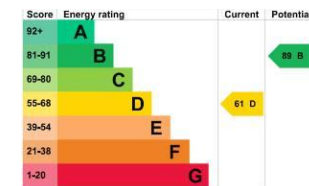
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



## John German

129 New Street, Burton-on-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

