



3

Bedrooms



1

Bathroom





**Charming Three-Bedroom Semi-Detached Home**  
A delightful property offering the perfect blend of comfort, convenience, and tranquillity. Ideal for families or investors, this home features spacious interiors, a private garden, and a prime location close to amenities and transport links.

## Discover Your Dream Home: A Charming Three-Bedroom Semi-Detached House

Escape to a tranquil lifestyle with this stunning three-bedroom semi-detached property. Whether you're a homebuyer searching for the perfect family home or an investor seeking a valuable opportunity, this residence delivers style, space, and serenity.

### Why This Property Stands Out

#### Bright & Inviting Interiors

- **Spacious Living & Dining:** Relax in a light-filled living and dining area, where natural sunlight streams through double-glazed windows.
- **Stylish Kitchen:** Cook and dine in a well-appointed kitchen with ample storage, flowing effortlessly into a beautifully landscaped, low-maintenance private garden.

#### Comfortable Bedrooms

- **Three Versatile Bedrooms:** Two generously sized double bedrooms and one cosy single, perfect for family or guest accommodation.
- **Contemporary Bathroom:** A sleek, modern three-piece bathroom designed with elegance in mind.

#### Outdoor Perfection

- **Private Driveway:** Enjoy the convenience of off-road parking for multiple vehicles.
- **Charming Garden:** Your own beautifully landscaped retreat, ideal for entertaining friends or unwinding after a long day.

#### Prime Location

- **Family-Friendly Neighbourhood:** Located in a peaceful and welcoming community.
- **Amenities at Your Fingertips:** Moments away from Aldi, Morrisons, and local shops.
- **Top Schools & Transport Links:** Walking distance to well-regarded schools and excellent public transport, with the nearest bus stop just a 4-minute stroll away.
- **Perfect for Commuters:** Easy access to the M1 and A610 ensures a seamless commute.
- **Close to City Hospital:** A convenient location for healthcare professionals.

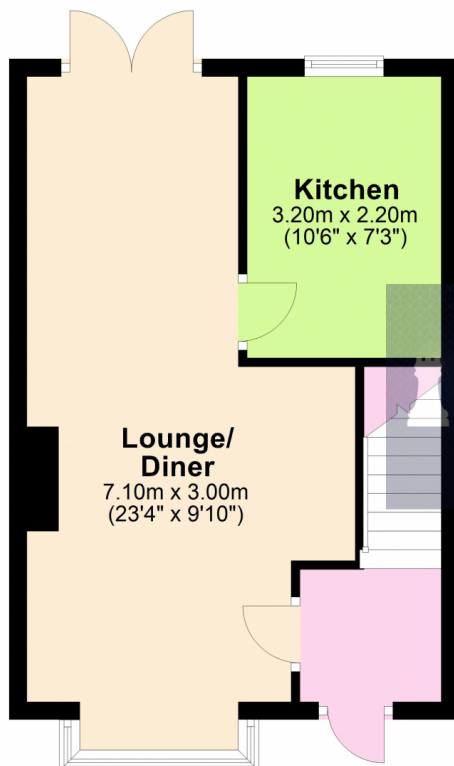
### Don't Miss Out!

This beautiful home is a rare find, offering the perfect blend of modern living and a serene setting. Book your viewing today and see what makes this property truly special!



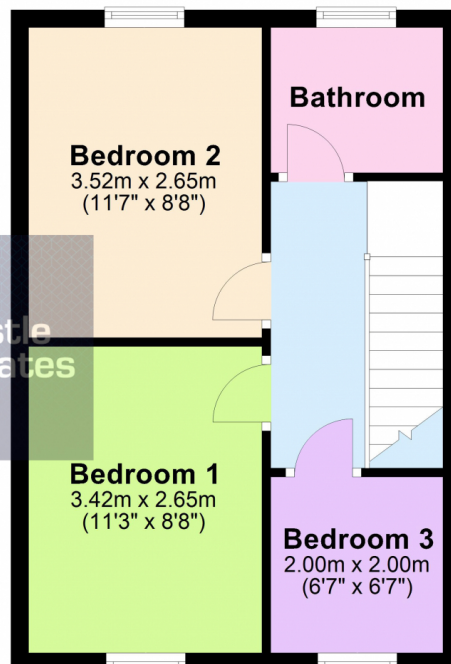
### Ground Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



### First Floor

Approx. 33.3 sq. metres (358.6 sq. feet)



Total area: approx. 67.7 sq. metres (728.5 sq. feet)  
For illustration purposes only - not to scale

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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