



2



2



1

- Two Bedrooms
- Enclosed Private Rear Garden
- Gas Central Heating
- Council Tax A

- Cul-de-Sac
- Driveway
- Sealed Unit Double Glazed Windows

- Downstairs W/C
- Electric Car Charging Point
- EPC B

Modern 2 bedroom terraced house situated within a cul-de-sac location, benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Hallway with stairs to the first floor, Kitchen with a range of wall and base units with roll top work surfaces and breakfast bar, stainless steel sink and drainer unit, integrated electric oven and gas hob with an extractor over, Integrated fridge freezer, dishwasher and washing machine, laminate flooring, Combi boiler enclosed in wall unit. Downstairs w/c with low level w/c, pedestal hand wash basin, laminate flooring. Lounge with French doors to the garden and laminate flooring. First floor Landing with a loft hatch. Bedroom 1 is to the front aspect. Bedroom 2 has a built in storage cupboard. The Bathroom suite comprises of a panelled bath with a mains shower over and shower screen, pedestal hand wash basin, low level w/c, tiled splash back and an extractor fan. Externally to the front there is driveway parking and an electric car charging point. To the rear there is an enclosed garden with lawn and paved area which enjoys a southerly aspect with gate access to the rear.

West Denton is well placed for local amenities, with excellent road and public transport links into the city. There is also easy access to the A69 and A1.





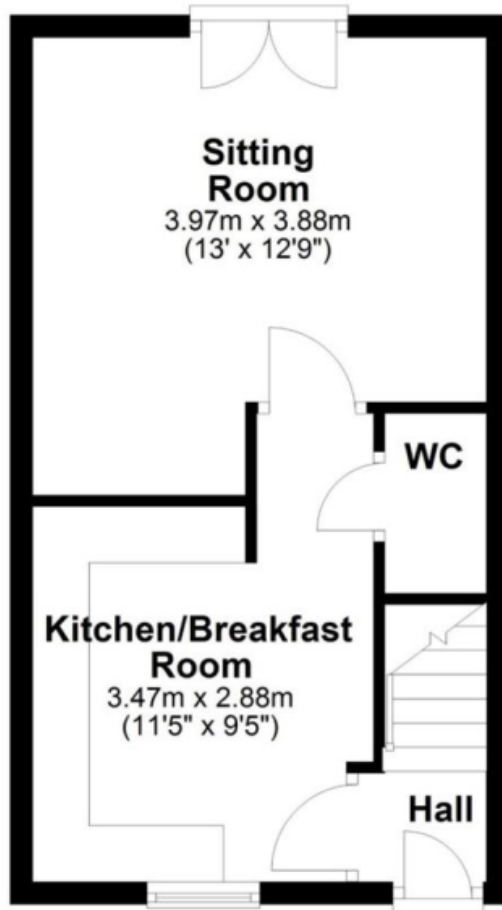
Energy Performance: Current B Potential A
Council Tax Band: A

2024
WINNERS

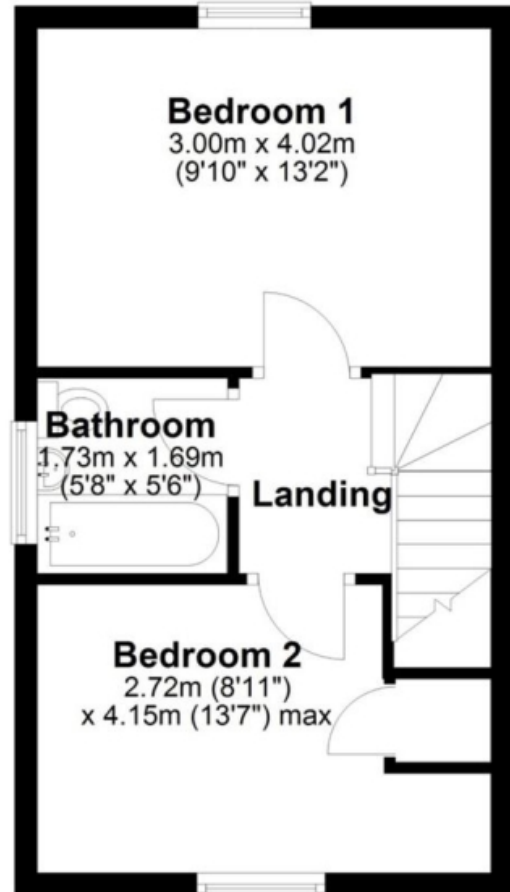
ESTAS

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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.