



School Walk, Old Edlington, DN12

£425,000



Bedrooms: 3

Bathrooms: 1

Receptions: 1

This well-presented home offers comfortable and practical living, with a layout that works well for both everyday life and entertaining.

The main living space is bright and inviting, with large windows and sliding doors opening out to the garden, allowing plenty of natural light and creating a strong connection to the outdoors. The dining area sits alongside the living room, providing a sociable setting for meals and gatherings while still offering clearly defined spaces.

The kitchen is modern and well arranged, featuring contemporary units, generous worktop space and integrated appliances, making it both functional and easy to maintain.

There are three bedrooms, all well presented and adaptable to suit a range of needs. The main bedroom offers a calm and comfortable retreat, while the remaining rooms are ideal for children, guests or home working. Each room benefits from good natural light and a practical layout.

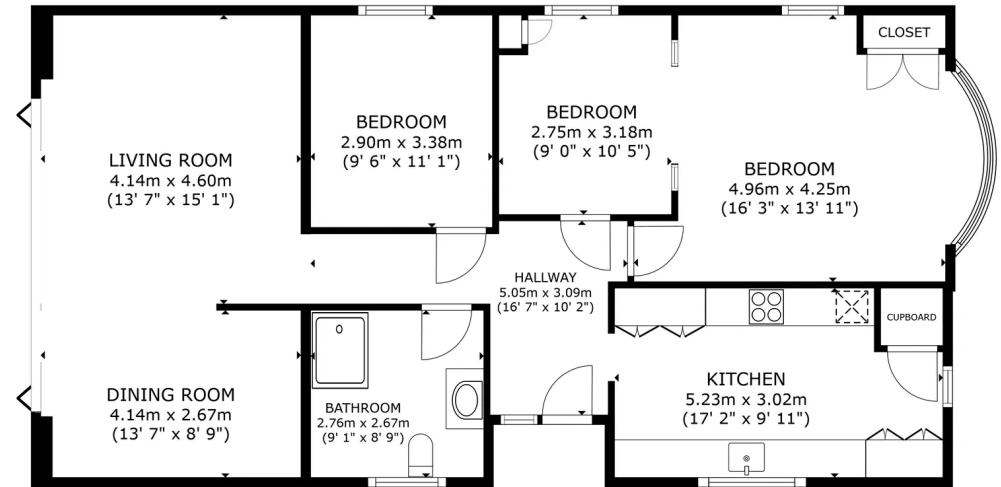
The bathroom is finished in a clean, modern style with contemporary fittings and neutral tiling.

Outside, the garden provides a pleasant and manageable space, with a mix of lawn and seating areas, making it suitable for both relaxing and entertaining. The property also benefits from a garage, providing useful additional storage or parking.

Overall, the home offers a well-balanced combination of space, practicality and modern living.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



GROSS INTERNAL AREA
 FLOOR PLAN 105.2 m² (1,132 sq.ft.)
 TOTAL: 105.2 m² (1,132 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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