



55 Anchorage Lane, DN5 8DX
£172,500 Offers In Region Of
Tenure Freehold

- Off Road Parking
- Contemporary Kitchen and Bathroom
- Beautiful Private Enclosed Garden
- Great Investment Opportunity
- Close to Trans Pennine Trail
- Prime Location
- Downstairs WC

This gem of a property would be ideal for first time buyers or even as an investment opportunity. The light and airy two bedroom semi-detached proeprty has been lovingly maintained and boasts a wonderful rear garden off road parking and a superb location. Enjoying a prime spot over looking Anchorage Park the property has a large gravelled driveway and as you enter the property there is a modest entrance way before heading into the loung diner. The large bay window allows plenty of natural light to flow through this space with its focal and contemporary fireplace with inset gas fire. The dining room has French doors leading out to the beautifully maintained rear garden. The pristine kitchen is both stylish and contemporary with high quality wall and base units, contrasting white worktops and butler style sink. The kitchen also has an integrated fridge freezer. The ground floor also has a downstairs WC and utility area that it a rarity in similar properties. As you ascend to the first floor there are two double bedrooms and an enviable bathroom with large shower enclosure and tasteful geometric flooring. Externally the proeprty has a wonderfully private rear garden that is a brilliant size for families and entertaining, as well as a timber built storage shed.

Located just a stones throw from the Trans Pennine Trial and Anchorage Park the property is ideal for those who enjoy walking and families with children. There are also a host of other local amenities on the doorstep including Morrisons, and the Danum retail park as well as restaurants and easy travel and transport links into the City Centre



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	46
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC