



5 Charnock Drive, DN5 8UT
£179,500 Offers In Region Of
Tenure Freehold

- **Vacant Possession**
- **Cusworth Hall and Country Park on your doorstep**
- **Contemporary Kitchen and Bathroom**
- **Desirable Location**
- **No Chain**
- **Off Road Parking**
- **Conservatory**
- **Private Rear Garden**

This lovely family home nestled into the corner of a quiet cul-de-sac in Cusworth would be perfect for first time buyers and families or even as an investment opportunity. With off road parking and a low maintenance rear garden the property has much to shout home about! Contemporary throughout there is a spacious lounge on the ground floor and a modern kitchen as well as a fabulously large conservatory to the rear that overlooks the garden. Upstairs there are two great sized bedrooms with the master having a built in wardrobe cupboard. The family bathroom is partly tiled with an up to date white suite and bath. The area is much sought after and only a stones throw away from Cusworth Hall and Country Park. There are excellent schools close by as well as other conveniences and travel networks. Viewing is highly recommended, contact Welcome Homes to book a viewing



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	88
(69-80) C	70
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC