



13 Walden Avenue, DN5 9DH
£220,000 Offers In Region Of
Tenure Freehold

- Extended
- Open Plan Living
- Utility Room
- Off Road Parking
- Large Garden
- New Kitchen and Bathroom
- Downstairs WC

This lovely three bedroom family home has been much improved by the current vendors throughout, including a large kitchen extension creating an open plan kitchen/family room, utility and downstairs WC. Situated in a popular and peaceful location the property has much to boast about including the off road parking and more than generous rear garden that offers privacy and plenty of entertaining space. There is certainly room for further development if required. The large lounge to the front of the property is tastefully and neutrally presented and leads into the large open plan kitchen with its own 'island' and integrated dishwasher, oven and hob. There is also a very practical 'loutility' off the kitchen and a comfy snug area for the family to relax. The kitchen is a mere 12 months old. Other improvements to the property in recent years have been a new bathroom, electrics, radiators and addition of a practical driveway. Upstairs there are three good sized bedrooms and a family bathroom with contemporary white suite, vanity sink unit and bath/shower. Perfect for first time buyers this property requires no renovation budget and offers a contemporary, well designed and spacious family home. The location is extremely convenient for its proximity to excellent schools, shops, amenities and transport networks. Call Welcome Homes to arrange 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	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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