



45 Wroxham Way, DN5 8JY
£160,000 Offers In Excess Of
Tenure Freehold

- Beautiful Views
- Perfect for first time buyers
- Vacant Possession
- Garden Offering Privacy
- Cusworth Hall and Country Park on your doorstep
- No Chain
- Off Road Parking

Situated in a wonderful location just a stones throw from Cusworth Park and with a rear garden backing onto Newlands Park, this property couldn't be more perfect for families and children. The property undeniably would benefit from updating and remodelling but the potential here is huge. The property boasts off road parking and as you enter the front door there is a generous entrance hall. The large and open plan lounge diner runs the length of the property and opens out into the spacious kitchen through double doors. There is a small extension on the back of the kitchen that provides invaluable additional space. The rear garden is very private and enjoys the peaceful tranquility of the surrounding area. As you ascend upstairs there are three good sized bedrooms and the family bathroom. From upstairs the views are clear to see and it is certainly persuasive. The area has long since been desirable with families for its access to Cusworth and the Trans Pennine Trail as well as being walking distance to excellent schools and other conveniences on your doorstep. Call 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	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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