



46 St Pauls Parade, DN5 8LE
£190,000 OffersInRegionOf
Tenure Freehold

- **Private Rear Garden**
- **Contemporary Kitchen and Bathroom**
- **Off Road Parking**
- **Conservatory**
- **No Chain**
- **Garage**
- **Vacant Possession**

This gem of a property would be an enviable first time buyer purchase. The property is immaculate despite being in need of some cosmetic updating in places. The traditional layout includes a through lounge diner and separate kitchen on the ground floor, with the addition of a bright and spacious conservatory to the rear. The ground floor is adorned with stunning oak flooring throughout and has also benefited from an electrical re-wire in recent years giving buyers a lot less to think about! The kitchen is fitted with contemporary wall and base units and further benefits from integrated appliances. Ascending upstairs there are two large double bedrooms and a good sized single bedroom. The bathroom is very current and stylish with grey tiling and a sizeable walk in shower. Externally the manicured gardens are well presented and the rear garden offers that all important privacy. The property also boasts a storage shed and a separate garage as well as off road parking. Within walking distance of the property is the picturesque Cusworth Hall Museum & Park, a place for serene walks and leisure, as well as a host of other convenient amenities including supermarkets and schools. This is a brilliant opportunity for those looking for a first home without a huge renovation budget and will allow you to put your own 'stamp' on this wonderful family home. 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	83
(69-80) C	
(55-68) D	61
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC