



3 Coniston Place , DN5 9JF
£162,500 OffersInRegionOf
Tenure Freehold

- **Off Road Parking**
- **Fully Renovated to a High Specification**
- **Landscaped Garden**
- **New Bathroom**
- **Popular Location**
- **Beautiful, well appointed home**
- **Short Walk to School and Local Amenities**

Nestled in a vibrant neighborhood, this superb family home has been much improved by the current vendors both internally and externally, creating a contemporary and enviable property. As you enter the property there is a generous entrance hall tastefully finished that leads to the open plan dining kitchen that has French doors out to the newly landscaped and low maintenance rear garden. There is also a cosy lounge to the front of the property with a contemporary and focal fire surround and modern electric fire. Ascending to the first floor there are two spacious double bedrooms and a single room currently used as a nursery that boasts a built in wardrobe. The family bathroom has been replaced in recent years with a fully tiled and stylishly finished suite incorporating both a bath and a shower enclosure! The property also boasts off road parking and out buildings for storage. The popular locality is perfect for families due to its proximity to excellent schools and a host of shops and other amenities. Viewing is highly recommended, call us 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	85
(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