



7 Crompton Avenue , DN5 8ED
£175,000 OffersInRegionOf
Tenure Freehold

- **Extended**
- **Off Road Parking**
- **Summer House**
- **New Bathroom**
- **Magnificent, Private Enclosed Garden**
- **Desirable Location**
- **Garage**

Welcome Homes are delighted to introduce this lovely two bedroom semi-detached property in the much sought after area of Sprotbrough. From the outset the property ticks many boxes with its off road parking, garage, large garden and extended footprint to the ground floor. Upon entering the property there is a modest entrance hall leading to the lounge to the right hand side. The lounge is an ample size and also has a built in storage cupboard. The kitchen diner to the rear of the property is conveniently set out with additional cupboard space in the dining area and an archway into the main kitchen. Upstairs there are two bedrooms and the family bathroom that is lovely and contemporary with crisp white suite and fully tiled. The garden is where things start to get really interesting! The pure size and length of the space has allowed each section to be uniquely created and flow into the next. Initially there is a patio with attractive porcelain tiles and seating area. This then leads to the wildlife pond and first summer house that also doubles as custom built bird hide and boasts integrated lighting and heating. The garage to the left of the garden has a bespoke mural along the side and also boasts electric roller door and an upgraded rubber roof. The path continues through an array of shrubs, flowers and lawn down to the second summer house that is larger and timber built with both indoor and outdoor undercover seating areas. Again there is both lighting and heating in here and is set out perfectly to enjoy the views of the garden through the floor to ceiling windows. There are numerous electrical power points conveniently placed throughout the garden. The location of the property is extremely desirable and is only a few hundred meters away from the trans pennine trail that leads to Cusworth Country Park. There are excellent schools in the vicinity as well as a whole host of other local amenities. Call the Welcome Homes Sales Team to book a viewing



Total area: approx. 60.7 sq. metres (653.6 sq. feet)

Floor plans are intended as a visual representation of the layout of the property. All measurements are approximate and should not be relied upon for furniture or flooring measurements.
Plan produced using PlanUp.

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	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC