



16 Manor House Court , DN5 7XZ

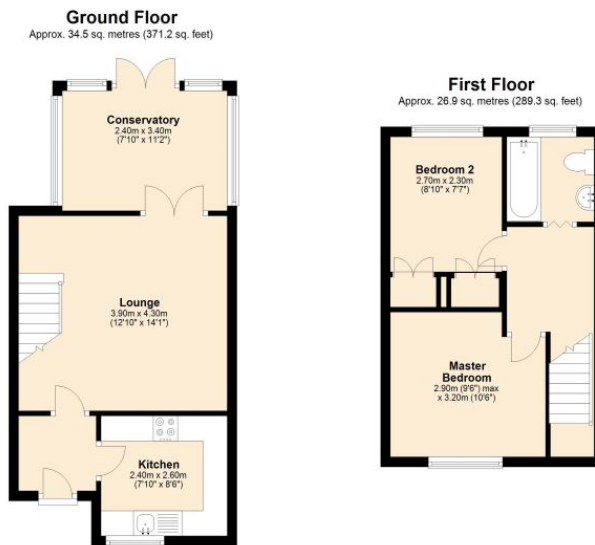
**£135,000 OffersInRegionOf
Tenure Freehold**

- Beautiful, well appointed home
- Double Driveway
- Perfect for first time buyers
- Low maintenance garden
- Excellent Transport Links
- Situated in a quiet cul-de-sac

Ideal for first time buyers, Welcome Homes are pleased to present this superb two bedroom property to the market in a lovely quiet cul-de-sac location. The property has its own double driveway and is stylishly and tastefully finished throughout. There is an ample entrance porch upon entry with the kitchen to the right hand side fitted with contemporary wall and base units, a ceramic sink and white tiling. The large yet cosy lounge would have originally ben designed to fit a dining area but this is no longer required in this property due to the useful addition of the conservatory. Upstairs there are two double bedrooms with the second bedroom having built in wardrobes. The family bathroom is again, contemporary and stylish. Externally the property has a generously sized enclosed rear garden with two separate block paved patio areas and a lawn - perfect for families and/or entertaining.

The property is situated close to excellent schools, loads of local amenities and is also ideally placed for easy access to rail and transport networks. The property would be the perfect buy for first time buyers with no renovation budget required - just move straight in!

Call the Welcome Homes Sales Team to book a viewing



Total area: approx. 61.4 sq. metres (660.6 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		
	Current	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		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		88
(69-80) C	75	
(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	