



**107 The Park, DN6 7RH**  
**£160,000 Private Treaty**  
**Tenure Freehold**

- **NEW KITCHEN AND BATHROOM**
- **DOUBLE GARAGE**
- **SOUTH WEST FACING GARDEN**
- **IMMACULATE 3 BED SEMI-DETACHED HOME**
- **HIGH END KITCHEN WITH RANGE COOKER**
- **GREAT ACCESS TO**

This lovely three-bedroom semi-detached home offers a perfect blend of comfort, space, and convenience. The property boasts a double garage and a generous driveway, providing ample parking. The south-west facing garden offers stunning views over a nearby park, ensuring a peaceful and scenic outdoor space.

Inside, the home is designed for modern living with an integral fridge freezer and dishwasher in the well-appointed kitchen. A separate utility room adds practicality, while a dedicated dining room provides a formal space for meals and entertaining. The additional playroom or office offers flexibility to suit different lifestyle needs.

A downstairs WC adds convenience, while the main bathroom is equipped with an extra-large bath for ultimate relaxation. All three bedrooms are spacious doubles, making the home ideal for families or those needing additional space.

The property benefits from excellent local amenities and transport links, ensuring easy access to shops, schools, and commuter routes. This is a fantastic opportunity to secure a well-equipped and beautifully positioned home.



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
<b>England &amp; Wales</b>	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	
(1-20) G	
Not energy efficient - higher running costs	
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