



9 Coniston Place , DN5 9JF

£140,000 GuidePrice

Tenure Freehold

- **TWO DOUBLE BEDROOMS**
- **NEW KITCHEN AND BATHROOM**
- **READY TO MOVE IN**
- **SHORT WALK TO LOCAL SCHOOL AND AMMENITIES**
- **TWO BEDROOM SEMI DETACHED**
- **IDEAL FOR FIRST TIME**

This well-presented two-bedroom semi-detached home is situated in a quiet cul-de-sac, offering a peaceful and private setting while still being close to excellent amenities. Ideal for first-time buyers, this property provides modern living with great access to the motorway and town centre, making commuting simple and convenient.

Upon entering, you are welcomed into a bright and spacious living area, perfect for relaxing or entertaining guests. The modern kitchen is well-equipped with stylish fittings, ample storage, and high-quality work surfaces, creating a practical and inviting space for cooking.

Upstairs, there are two generously sized double bedrooms, both offering plenty of natural light and space for wardrobes or additional furnishings. The contemporary bathroom is fitted with a bathtub and shower over, along with a washbasin, providing a fresh and modern feel.

Externally, the property benefits from a private driveway, ensuring off-road parking, and a maintenance free garden. The cul-de-sac location adds to the sense of privacy and security.

With great access to local shops, supermarkets, schools, and major transport links, this home offers the perfect balance of modern living and convenience. Ready to move into, this property is an excellent opportunity for those looking to step onto the property ladder or invest in a well-connected and stylish home.

Don't miss out—schedule your viewing today!



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		
(69-80) C		
(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	