



**32 Stanley Road, DN5 8RR**

**£160,000 Offers Invited**

**Tenure Freehold**

- **3 BEDROOM SEMI DETACHED FAMILY HOME**
- **GENEROUS GARDEN**
- **LIGHT-FILLED SUNROOM, PERFECT FOR MULTIPLE USES**
- **CLOSE TO SHOPS, SCHOOLS AND LEISURE FACILITIES**

This three-bedroom semi-detached home offers a fantastic opportunity for buyers looking to add their own personal touch. While some modernisation is required, the property boasts great potential with its spacious layout and excellent outdoor space.

The ground floor features a bright and airy living room, and a sunroom at the rear—ideal for relaxing and enjoying views of the garden. The kitchen dining provides a functional space with scope for updates and improvements.

Upstairs, there are two well-proportioned double bedrooms and a comfortable single bedroom, perfect as a child’s room, home office, or guest space. The family bathroom is conveniently located on this floor.

The property benefits from a good-sized garden, offering plenty of space for outdoor activities, gardening, or potential future extensions (subject to planning permission).

Located within a short drive of the town centre and with local amenities nearby, this home is a great option for families, first-time buyers, or investors looking to add value.

Book your viewing today to see the potential for yourself!



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	83
(69-80) C	
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC