



**61 Shaftesbury Avenue, DN2 6EH**

**£145,000 Private Treaty  
Tenure Freehold**

- **IDEAL FOR FIRST TIME BUYERS**
- **3 BED SEMI DETACHED HOME**
- **IMMACULATE THROUGHOUT**
- **MOVE IN READY**
- **GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE**
- **READY TO MOVE IN**
- **GREAT ACCESS TO**

This charming end of terrace property boasts 3 spacious bedrooms and 1 bathroom, making it an ideal home for a small family or professionals. Situated close to the town centre, this property offers convenience and accessibility to local amenities.

The property comes with appliances included, saving you time and money on furnishing your new home. The rear garden provides a private outdoor space for relaxation and entertaining.

Located in a sought-after area close to local amenities, this property offers a perfect balance of convenience and tranquility. Don't miss out on this fantastic opportunity to own a beautiful end of terrace property in a desirable location. Contact us today to arrange a viewing.



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	60
(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