



79 Wellington Grove , DN5 9RN

**£175,000 OffersInRegionOf
Tenure Freehold**

- **GREAT ACCESS TO
MOTORWAY LINKS
AND TOWN CENTRE**
- **CLOSE TO SHOPS,
SCHOOLS AND
LEISURE FACILITIES**
- **3 BED SEMI
DETACHED HOME**
- **IDEAL FOR FIRST TIME
BUYERS**
- **LIGHT-FILLED
SUNROOM, PERFECT**

Stunning 3-Bedroom Semi-Detached Home with Driveway and Conservatory

A fantastic opportunity for first-time buyers or growing families! This beautifully presented 3-bedroom semi-detached home offers modern living with a bright and spacious interior. Step into a tiled hallway leading to a stylish kitchen/dining area with a built-in oven and gas hob – perfect for entertaining or enjoying family meals. From here, French doors open onto a sunlit conservatory, creating a relaxed space to unwind and enjoy the garden views.

The property features two generous double bedrooms and a comfortable single bedroom, alongside a modern family bathroom complete with a shower cubicle.

Outside, a driveway provides convenient off-street parking, and the home benefits from excellent access to local shops, the town centre, and nearby motorways – making commuting simple and easy.

Don't miss out on this charming home that combines practicality, style, and location. Arrange 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		84
(69-80) C	73	
(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	