



23 Abbey Walk, DN5 8NW

**£220,000 Offers In Region Of
Tenure Freehold**

- 3 BED SEMI DETACHED HOME
- MOVE IN READY
- NO CHAIN
- PERFECT FAMILY LIVING SPACE
- CLOSE TO CUSWORTH HALL & COUNTRY PARK
- FULLY REFURBISHED WITH A STYLISH, MODERN FINISH

Three-Bedroom Semi-Detached Home.

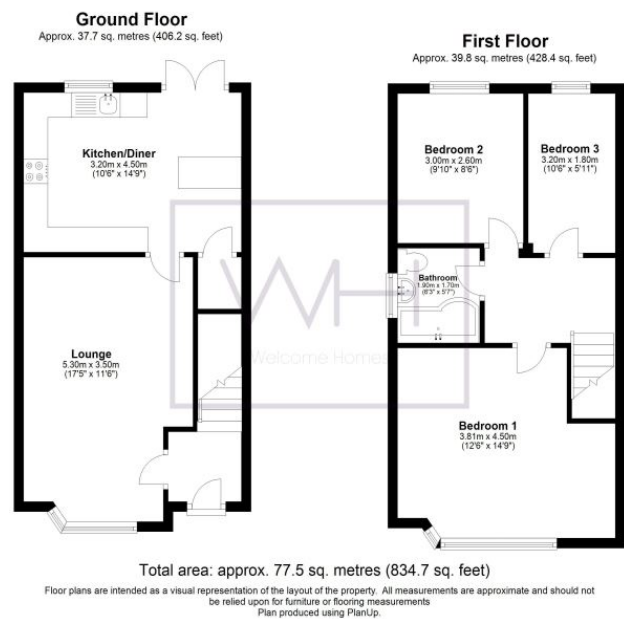
This beautifully presented three-bedroom semi-detached house is just a stone’s throw from the scenic Cusworth Hall and Park, offering the perfect blend of modern living and easy access to green spaces and local amenities. Ideal for families or professionals, the home features a bright, contemporary interior throughout.

The property opens into a spacious lounge with a bay window, flooding the room with natural light and creating a warm, welcoming atmosphere. The super-modern kitchen is fitted with a built-in oven and electric hob, providing a sleek and practical space for cooking and entertaining.

Upstairs, there are three well-proportioned bedrooms, including a master with stylish panelling and built-in wardrobes. The family bathroom features modern fixtures, offering a relaxing space for daily routines.

Externally, the home boasts a private garden with decking, perfect for alfresco dining, entertaining, or simply enjoying the outdoors.

Located close to local amenities, excellent schools, and public transport, while within walking distance of Cusworth Hall grounds, this move-in-ready home offers the perfect combination of convenience and lifestyle. Early viewing is highly recommended.



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	