



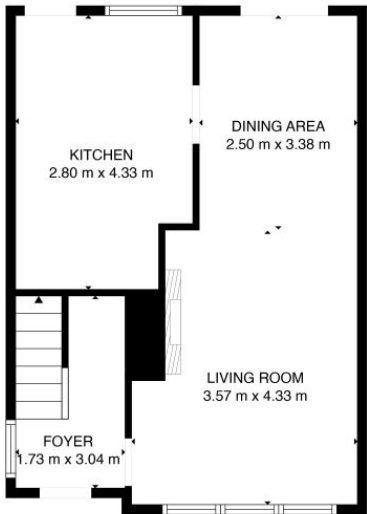
**47 St Pauls Parade, DN5 8LJ**

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


- OPEN PLAN LIVING DINING
- NO CHAIN
- GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE
- GARAGE
- 3 BED SEMI DETACHED HOME
- CLOSE TO CUSWORTH HALL & COUNTRY PARK

Beautiful 3-Bedroom Semi-Detached Family Home – Move-In Ready – No Chain

This stunning three-bedroom semi-detached home is full of charm and character, offering spacious living, a driveway for two cars, and a garage. Perfectly designed for modern family life, it is ready to move into and comes with no chain. The property opens with a bright and welcoming lounge that leads into a spacious open-plan lounge and dining room. The dining area features beautiful herringbone flooring and flows seamlessly into the modern kitchen, creating an ideal space for family meals and entertaining. Oak doors throughout the home add a touch of quality and elegance. Upstairs, there are three generous bedrooms, with the master benefiting from built-in storage. The family bathroom is stylish and modern, featuring a contemporary suite with a shower over the bath. Outside, the property offers a private driveway with space for two cars and a garage, along with a rear garden that provides a lovely outdoor retreat for relaxing or entertaining. A particular highlight of this home is its location: Cusworth Hall and Park are literally on your doorstep, offering beautiful walks, scenic surroundings, and family-friendly days out. Local shops, schools, and parks are also nearby, and commuters benefit from excellent access to the motorway network. This home perfectly combines character, modern living, and a superb location, making it ideal for families or first-time buyers. Early viewing is highly recommended!



TOTAL: 83 m<sup>2</sup>  
GROUND FLOOR: 41 m<sup>2</sup>, FIRST FLOOR: 42 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 7 m<sup>2</sup>  
FLOOR PLAN CREATED BY WELLCOME HOMES. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	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		
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 