



**54 Norman Crescent , DN5 8RU**

**£145,000 Offers In Region Of  
Tenure Freehold**

- **LIGHT-FILLED SUNROOM, PERFECT FOR MULTIPLE USES**
- **IDEAL FOR FIRST TIME BUYERS**
- **GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE**
- **TWO BEDROOM SEMI DETACHED**
- **GENEROUS GARDEN**

Beautiful 2-Bedroom Home with Sunroom and Stunning Garden

This charming 2-bedroom home offers the perfect blend of comfort, style, and practicality, ideal for first-time buyers or investors alike. The lounge features elegant double doors that can be opened to create a light and spacious open-plan feel, complemented by a cozy fireplace that makes it the perfect space for relaxing or entertaining guests.

Both bedrooms are generously proportioned, with the master bedroom boasting a built-in wardrobe for ample storage. A convenient downstairs WC adds to the functionality of the home, while the bright and airy sunroom provides a seamless connection to the beautifully maintained garden — a tranquil space for morning coffees, alfresco dining, or gardening enthusiasts to enjoy.

The kitchen is well-appointed and includes a handy storage cupboard, ideal for use as a pantry, providing practical solutions for everyday living. Additional features include excellent access to the town center, motorway, and local shops, making this property as convenient as it is comfortable.

With its versatile layout, attractive garden, and ideal location, this home represents an exceptional opportunity to secure a delightful property in a sought-after area.



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	