



12 Churchill Avenue, DN5 9BQ
£190,000 Offers In Region Of
Tenure Freehold

- GARAGE AND DRIVEWAY
- IDEAL FOR FIRST TIME BUYERS
- RANGE COOKER
- CLOSE TO SHOPS, SCHOOLS AND LEISURE FACILITIES
- 3 BED SEMI DETACHED HOME
- GREAT ACCESS TO

GUIDE PRICE £190,000 – £200,000

Attractive 3-Bedroom Semi-Detached Family Home in a Convenient Location

This well-presented three-bedroom semi-detached family home offers generous living space throughout and is ideally positioned with excellent access to York Road Retail Park, providing a wide range of amenities including Nando's, B&M, The Range, and many more.

The ground floor boasts a bright and welcoming layout, enhanced by glazed wood doors that allow natural light to flow through the space. The spacious kitchen/dining room serves as a fantastic family hub, complete with a range-style cooker and ample room for dining. A useful external utility room—attached to the property—offers additional storage and practicality, perfect for laundry and household essentials. The home also benefits from a fitted alarm system for added security and peace of mind.

Upstairs, there are three well-proportioned bedrooms along with a modern family bathroom, fitted with a good-sized bathtub and a shower over the bath.

Externally, the property enjoys a driveway providing off-street parking, a detached garage, and a beautifully designed rear garden. The garden features a rendered boundary wall and a decked seating area, creating a stylish and private outdoor space that is fully enclosed and not overlooked—ideal for dining, entertaining, or simply relaxing.

This lovely home is perfect for first-time buyers, growing families, or anyone seeking a well-connected property close to excellent amenities. Early viewing is highly recommended.



Environmental Impact (CO ₂) Rating	
	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	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	86
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC