



**135 Stonehill Rise, DN5 9ES**

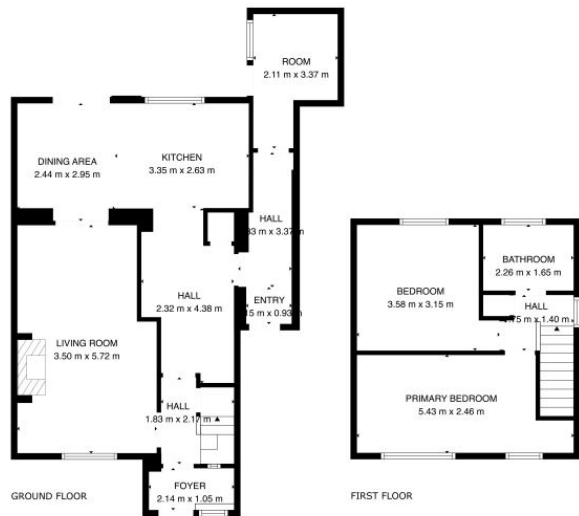
**£175,000 Offers In Region Of  
Tenure Freehold**

- **GENEROUS GARDEN**
- **IDEAL FOR FIRST TIME BUYERS**
- **OPEN-PLAN**
- **GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE**
- **TWO BEDROOM SEMI DETACHED**
- **EXTENDED KITCHEN**

A well-presented and extended two-bedroom semi-detached home, ideal for first-time buyers. The property features a welcoming foyer leading into a bright open-plan kitchen, dining and living area, which can be separated via double-glazed doors for flexible living. The kitchen benefits from a Velux window, integrated double oven and hob, and ample storage throughout the home.

Upstairs offers two generous double bedrooms and a modern family bathroom. Externally, the property boasts a gated driveway and a spacious rear garden, perfect for outdoor entertaining. Conveniently located with excellent access to the town centre and motorway links, this home combines comfort, practicality and location.

Properties of this calibre and location rarely remain available for long, therefore early viewing is highly advised.



TOTAL: 94 m<sup>2</sup>  
GROUND FLOOR: 63 m<sup>2</sup>, FIRST FLOOR: 31 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 9 m<sup>2</sup>

FLOOR PLAN CREATED BY MILESTONE HOME MEASUREMENTS. DIMENSIONS GIVEN ARE APPROXIMATE AND 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		
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