



22 Stanley Road , DN5 8RR

**£190,000 Offers In Region Of
Tenure Freehold**

- READY TO MOVE IN
- NO CHAIN
- MODERN BATHROOM
- 3 BED SEMI DETACHED HOME
- EXTENDED KITCHEN DINING LIVING
- PRIME LOCATION WITH EXCELLENT AMENITIES
- UNDERSTAIRS

Beautifully Presented Three-Bedroom Semi-Detached Family Home

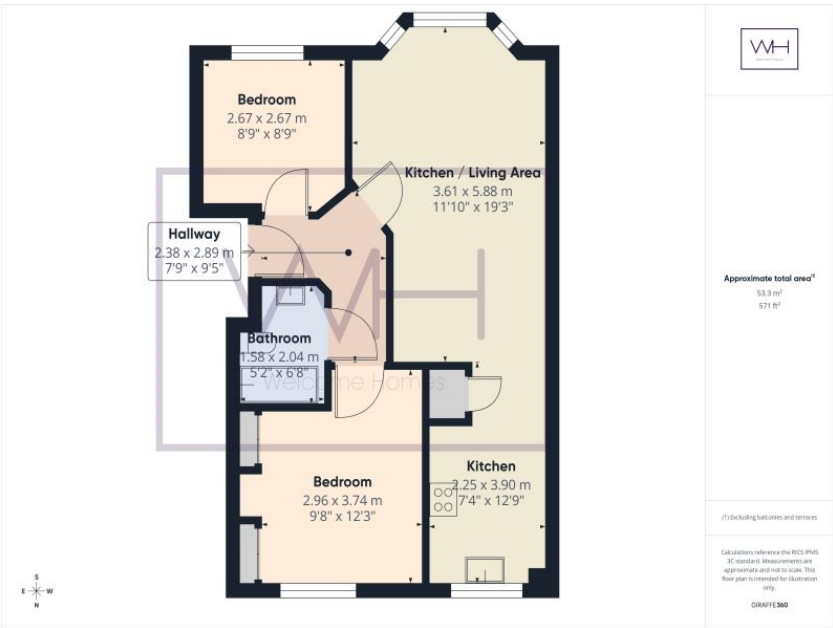
This attractive three-bedroom semi-detached home offers stylish, modern living throughout and is perfect for families or first-time buyers alike.

Upon entering, you are welcomed into a bright hallway featuring cleverly designed built-in pull-out storage – a practical and contemporary touch. The hallway flows through to a cosy lounge, complete with an exposed brick feature wall and fireplace, creating a warm and characterful focal point.

To the rear of the property is a spacious open-plan kitchen, dining and living area – ideal for modern family life and entertaining. The kitchen is superbly appointed with an extensive range of fitted units, providing ample storage, along with a built-in oven and hob and space for an American-style fridge freezer. A contemporary feature fire adds warmth and style to the living space, creating a stunning modern focal point. Patio doors lead directly out to the garden, allowing for plenty of natural light and seamless indoor-outdoor living.

Upstairs, there are two generous double bedrooms and a well-proportioned single bedroom. The accommodation is completed by a super modern and stylish family bathroom, fitted with a shower over the bath.

Externally, the property benefits from off-street parking via a driveway to the front. The home is also fitted with an alarm system for added peace of mind. Ideally located close to motorways and the town centre, with excellent local amenities nearby, this property perfectly combines convenience with contemporary comfort.



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		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	