



46 Haslemere Grove , DN5 9QN
£160,000 GuidePrice
Tenure Freehold

- **Potential for extension subject to planning**
- **3 Bedroom Semi Detached**
- **Great access to town and motorway**
- **Prime Location Near Schools & Shops**
- **Perfect for first time buyers**

GUIDE £160,000 - £170,000

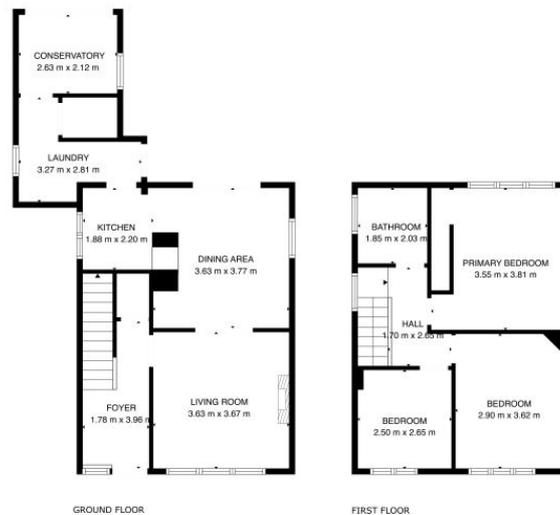
Situated in the popular residential area of Scawthorpe, this three-bedroom semi-detached home occupies an exceptionally large corner plot and offers fantastic potential for extension (subject to the necessary planning permissions).

An ideal purchase for a first-time buyer, this property combines generous outdoor space, excellent amenities and superb access to motorway links, making it perfect for commuters and growing families alike.

The accommodation briefly comprises a welcoming lounge featuring a fireplace, creating a cosy living space, and a well-proportioned county-style kitchen complete with a range cooker, ideal for cooking and entertaining.

To the first floor are three bedrooms, including two good-sized doubles and a single bedroom, along with a family bathroom.

Externally, the property truly stands out. The substantial corner plot provides a massive frontage and a generous rear garden, offering fantastic potential to extend or reconfigure (STPP). An outhouse provides useful additional storage space. Located close to great local amenities, reputable schools and with excellent access to motorway networks, this home offers both convenience and opportunity in equal measure. Early viewing is highly recommended to fully appreciate the size of the plot and the potential on offer.



TOTAL: 85 m²
 GROUND FLOOR: 44 m², FIRST FLOOR: 41 m²
 EXCLUDED AREAS: LAUNDRY: 6 m², STORAGE: 6 m², WALLS: 11 m²

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	81
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC