



**64 St Martin's Avenue , DN5 8JB**  
**£240,000 OffersInRegionOf**  
**Tenure Freehold**

- **Modern Family Bathroom**
- **Great Location**
- **3 Bedroom Semi Detached**
- **Move in ready**
- **Immaculate Family Home**
- **Landscaped Garden**
- **Garage and Driveway**

This beautifully presented three-bedroom semi-detached home is located in a highly sought-after area close to Cusworth Hall, offering excellent local amenities along with convenient access to the town centre and motorway network. Set behind secure gates, the property benefits from a private driveway providing ample off-road parking and a detached single garage. From the moment you step inside, the home is immaculately maintained and finished to a superb standard throughout.

The elegant bay-fronted lounge creates a warm and inviting living space, enhanced by stylish herringbone flooring and a feature fireplace, perfect for relaxing or entertaining. The modern fitted kitchen, complete with quality Neff appliances, flows effortlessly into a bright conservatory, offering additional living or dining space with views over the garden. The luxurious ground floor bathroom has been finished to an ultra-modern standard, adding both style and practicality to the home.

Upstairs, the property offers three well-proportioned bedrooms, including two generous double bedrooms and a comfortable single, ideal for families, guests, or a home office.

Externally, the home truly shines with a stunning landscaped garden of an impressive size, providing the perfect space for outdoor entertaining, relaxing, or family enjoyment.

This exceptional home is truly move-in ready and rarely available in such a desirable location near Cusworth Hall, making early viewing highly recommended.

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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	