



**36 Newstead road, DN5 9JS**  
**£150,000 OffersInRegionOf**  
**Tenure Freehold**

- **THREE BEDROOM SEMI DETACHED HOME**
- **DETACHED GARAGE**
- **NO CHAIN**
- **IDEAL FOR FIRST TIME BUYER OR INVESTOR**
- **READY TO MOVE IN**
- **BUILT IN OVEN & HOB**

A well-presented three-bedroom semi-detached family home with the added benefit of a detached single garage, driveway providing off-road parking, and a good-sized rear garden.

The property offers a comfortable and practical layout, with the lounge positioned to the front of the house and a spacious kitchen/dining room to the rear, providing an ideal space for everyday family living and entertaining. The kitchen is fitted with a built-in oven, hob and extractor.

Upstairs, there are three bedrooms, with useful storage cupboards in bedrooms one and two. The family bathroom is fitted with a bath with shower over.

Outside, the property enjoys a generous garden, along with off-road parking and a detached garage, making it an excellent choice for families.

Ideally located close to the town centre, the property benefits from a range of excellent local amenities, schools and transport links nearby.

This property would make an ideal purchase for first-time buyers or as a buy-to-let investment opportunity.

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	